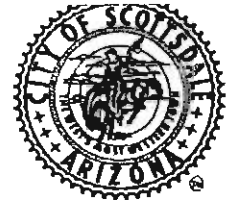


CITY COUNCIL REPORT



Meeting Date: March 20, 2012
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

QuikTrip #1418
 1-UP-2011

Request to consider the following:

1. Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 8982 approving a Conditional Use Permit for a Gas Station on the southerly 2.49 +/- acre portion of a 5.11 +/- acre site located at 8798 E. McDowell Road, with General Commercial District (C-4) zoning.

OWNER

Astar Pima Road Scottsdale LLC
 860-815-5937

APPLICANT CONTACT

John Berry
 Berry & Damore LLC
 480-385-2727

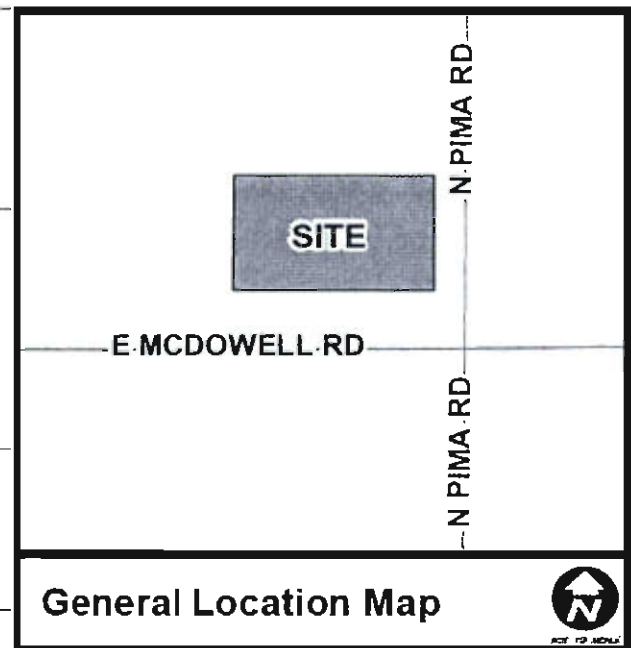
LOCATION

8798 E. McDowell Road

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods, which are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office.



Character Area Plan

The South Scottsdale Character Area Plan (SSCAP) designates the property as the Pima Regional Center and a Regional Corridor. The following are applicable goals and policies regarding SSCAP's Land Use, Economic Vitality, Character & Design, and Preservation & Environmental Planning that should be addressed.

LU 3.3 Encourage the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along Corridors.

LU 5.2.3 The Pima Regional Center (located west of the intersection of McDowell and Pima Roads and in close proximity to the recreational opportunities of the Indian Bend Wash) should focus on the General Dynamics regional employment cluster along with supportive technology and innovation incubator land uses, employment-supporting residential, as well as medical, commercial, and educational land uses.

LU 5.5 Regional Centers and Activity Areas will act as catalysts for the development and redevelopment of associated corridors within the character area.

EV 2.1 Encourage new business and real estate development that will expand the community's tax base and support the long-term economic sustainability of Southern Scottsdale.

EV 5.1 Promote the gathering of complementary high-tech and innovative businesses, suppliers, and corporate institutions into business clusters, within the Pima Regional Center, to increase Southern Scottsdale's economic competitiveness.

CD 2.2 Support new building design that respects existing area character, while allowing for the efficient and coherent use of building sites.

CD 2.3 Within Corridors, Regional Centers, and Activity Areas, locate new development along the street and provide parking immediately behind the building area.

CD 3.3 Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those qualities into its design.

CD 6.2 Encourage building design, orientation, and layout that reduce energy consumption.

PE 1.1 Encourage green building practices, techniques, incentives, and energy efficiency programs in neighborhood development to support sustainable urban desert living.

PE 1.3 Encourage compact development to reduce auto dependency and parking requirements, encourage multi-modal transportation options, provide open space, and facilitate pedestrian mobility.

McDowell Corridor Revitalization

The McDowell Revitalization Task Force acknowledged that many parcels along the corridor are too small for some forms of development. This site is the largest piece of vacant land on the Corridor that is available for development, and is designated on the Task Force's Conceptual Map as an Employment/Education Core site. The Task Force recommended that regional partnerships be explored with the Salt River Pima-Maricopa Indian Community in area revitalization efforts, and a top priority is to explore revenue sharing for auto retail and employment for the portion of land west of the 101 and north of McDowell.

Gas Station and Convenience Store Design Guidelines

Scottsdale has many desirable aesthetic qualities setting it apart from many other communities.

These attributes have been closely guarded and nurtured by programs and initiatives intended to protect the community's aesthetic qualities and ensure design excellence. However, increasing development pressure for corporate driven design solutions threaten the very essence of what makes Scottsdale a desirable and unique place. The purpose of the Gas Station and Convenience Store guidelines is to provide guidance for applicants, decision-makers, and staff in the development, review, and consideration of gas station and convenience store proposals. The guidelines are applicable to all gas station and convenience store types. The guidelines are to be applied throughout the community and are structured to respond to the varying conditions and constraints inherent to individual site and contextual settings.

Zoning

The site is zoned General Commercial (C-4) District which serves as the location for the heaviest type of activities found in the city, including warehousing, wholesaling and light manufacturing. Gas stations are allowed with City Council approval of a Conditional Use Permit.

Context

The subject property is located at the northwest corner of McDowell Road and Pima Road. The Mirasol Condominium community are neighbors to the north. Located to the west are single-family residences and a convenience store. Located across McDowell Road to the south is a vacant automobile dealership, and across Pima Road to the east is vacant land in the Salt River Pima-Maricopa Indian Community.

Please refer to context graphics attached.

Adjacent Uses/Zoning:

North: Mirasol Condominiums in the Multi-Family Residential (R-5) zoning district
West: Single-Family Residences in the Single-Family Residential (R1-7) zoning district and
 Convenience Store in the Highway Commercial (C-3) zoning district
South: Vacant automobile dealership in the General Commercial (C-4) zoning district
East: Vacant land in the Salt River Pima-Maricopa Indian Community

Key Items for Consideration:

- Conditional Use Permit criteria
- Gateway to South Scottsdale and McDowell Road economic revitalization corridor
- 2.62 acres portion of site behind gas station to remain vacant
- Gasoline Station and Convenience Store Design Guidelines
- Quality of site design
- Neighborhood opposition/support
- Planning Commission heard this case on February 22, 2012, and recommended approval with a unanimous vote of 6-0.

Related Policies, References:

- South Scottsdale Character Area Plan
- McDowell Corridor Revitalization Task Force Report
- Gasoline Station and Convenience Store Design Guidelines

APPLICANTS PROPOSAL

Goal/Purpose of Request

The applicant's request is for a Conditional Use Permit to construct a 16-pump gasoline station and 6,200 square foot convenience store on 2.49 acres of a 5.11-acre site at the northwest corner of McDowell Road and Pima Road. The gas station site will have vehicular access from both McDowell and Pima Roads. The north perimeter of the gas station site will have two areas reserved to serve as future vehicular access points from the remaining 2.62-acre north portion of the site.

Development Information

- Existing Use: Vacant
- Proposed Use: Gasoline station and convenience store
- Parcel Size: 2.49 acres net to be developed; 2.62 acres in rear to remain vacant
- Building Height Allowed: 36 feet
- Building Height Proposed: 22 feet
- Parking Required: 23 spaces
- Parking Provided: 48 spaces
- Open Space Required: 15,221 square feet
- Open Space Provided: 29,928 square feet
- Floor Area: 6,200 square feet
- Proposed number of pumps: 16

IMPACT ANALYSIS

Use Permit Findings

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

- No excessive or significant noise, smoke, odor, dust or vibration is anticipated to be generated from the proposed use, but lighting impacts may increase. Pursuant to the Gas Station and Convenience Store Design Guidelines, canopy height as measured from finished grade to the lowest point on the canopy fascia should not exceed 13 feet – 9 inches, and the overall height of the canopy should not exceed 17 feet. The proposed canopy (14'-6" low point and 18'-0" total height) exceeds these heights, therefore, a stipulation is included requiring the height of the canopy to be consistent with the Guidelines, and the applicant concurs.
2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
- Parking for the proposed site requires 23 spaces; 48 spaces are proposed, creating large expanses of hardscape that contributes to a heat island effect. The McDowell Corridor Revitalization Task Force recognized large expanses of concrete as a weak attribute that is harmful to achieving the objective of the Corridor surpassing "its original greatness as a place to live, work and play".
 - The site plan features a large, 16-pump gasoline canopy fronting McDowell Road, 30-foot drive aisles, and a larger number of parking spaces than is required by the City. To mitigate the visual impacts of a large canopy along the street frontage and large amount of hardscape, additional land area from the north portion of the site has been incorporated into the gas station site in order to provide more open space than required. Additional mitigation measures incorporated include a triangular-shaped easement at the intersection to provide a corner gateway design feature. The developer will also construct and maintain a new transit stop on the McDowell frontage, and a minimum six-foot wide pedestrian connection will be provided from the transit stop to the south building entrance. Six-foot wide pedestrian connections will also be provided from Pima Road to the east building entrance and from the west alley and McDowell Road frontage to the west building entrance. Bollards and raised planters will surround three sides of the building, and two picnic tables will provide outdoor seating. A trash enclosure will be located at the northwest corner of the site.
 - The 16-pump gasoline station and convenience store will generate additional traffic to the site and through the intersection. The applicant has agreed to a stipulation to construct a westbound deceleration lane on McDowell Road, and a southbound right-turn lane and deceleration lane on Pima Road at the McDowell Road intersection. A stipulation is included limiting the site to a maximum of one site driveway on Pima Road, and restricted the access to right-in, right-out at the time that Pima Road is improved to four lanes, and a raised median (unless otherwise approved by the Transportation Director at the time that construction plans are finalized). Regarding McDowell Road, a stipulation is included limiting the site to a maximum of one site driveway via the existing alley along the west side of the site. With these improvements, it is anticipated that the increased traffic volume will not create unacceptable levels of service at the intersection.
3. There are no other factors associated with this project that will be materially detrimental

to the public.

- **With the implementation of the proposed stipulations and the Gas Station and Convenience Store Guidelines, it is anticipated that the 16-pump gasoline station will not be materially detrimental to the public.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **The existing uses and zoning on McDowell Road in this vicinity allow for commercial uses.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Service Stations as identified in Zoning Ordinance Section 1.403.Q., including:
1. The application shall include detailed landscape plans showing plant type, size and spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of 5 percent of the lot area and may be required cover as much as 20 percent of the site, depending upon site size. All trees planted shall have a minimum caliper 2 inches and all shrubs shall be at least 5 gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.
 - **The conceptual landscape plan complies with the requirements.**
 2. All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of the building shall accompany each application and construction shall be in reasonable conformity thereto.
 - **The site is at the Gateway to the McDowell Road Economic Revitalization area, and is a highly visible corner on McDowell Road. There are some concerns that the proposal does not meet the expectations of the South Scottsdale Character Area Plan and the McDowell Road Economic Development Task Force recommendations. The applicant has proposed using its prototypical design that is in use at other locations in the nation. The proposed gas canopy, to be prominently located at the front of the site, is large and is not integrated into the main structure. Although there is a significant paved area, the proposed site plan does include a vast amount of landscape.**
 - **Please see “Development Review Board” section (Additional Information – Attachment #2) on suggested direction from City Council to the Board in addressing design issues to help meet expectations of the City’s Gasoline Station and Convenience Store Design Guidelines.**
 3. All source of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.

- **With the implementation of the proposed stipulations regarding gasoline canopy maximum clearance and maximum height, as well as the City's standard lighting stipulations imposed at the time of Development Review, the development will comply with this requirement.**
4. The minimum area of a lot, exclusive of street dedication, shall be 22,500 square feet.
 - **The area upon which the gasoline station is proposed to be developed exceeds 22,500 square feet.**
 5. A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on table 4.100.A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.
 - **The landscape plan incorporates an adequate planting screen between the site and residentially zoned property.**

Water/Sewer

The proposed conceptual water/sewer improvements have been reviewed and approved by the City's Water Resources Division, and technical details can be addressed at the time construction drawings are submitted.

Drainage

The proposed drainage improvements have been reviewed and approved by the City's Stormwater Division.

Community Involvement

The site has been posted with a sign notifying the public of the proposal, and surrounding property owners were also notified with postcards from the City. The open house meeting conducted by the developer on October 19, 2010 was attended by five people. With the attendance sheet, the developer submitted a petition containing 2 pages of signatures in support of the proposal.

Staff has received 10 phone calls expressing opposition to the proposal. Additionally, staff received three emails in support of the proposal, several emails expressing opposition, and a petition containing 22 pages of signatures of people opposed to the proposal.

Those in opposition have expressed concerns regarding competition, drawing customers away from existing gas stations and the complementary shops/restaurant businesses, quality of design and land use compatibility.

OTHER BOARDS & COMMISSIONS

Planning Commission

Planning Commission heard this case on February 22, 2012, and found that the Conditional Use

Permit criteria have been met and recommended approval by a vote of 6-0. Public comment included concerns regarding competition, as well as land use compatibility.

Staff Recommendation to Planning Commission

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval per the attached stipulations.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach

1. Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 8982 approving a Conditional Use Permit for a Gas Station on the southerly 2.49 +/- acre portion of a 5.11 +/- acre site located at 8798 E. McDowell Road, with General Commercial District (C-4) zoning.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

Kim Chafin, AICP, LEED-AP
Senior Planner
480-312-7734
E-mail: kchafin@ScottsdaleAZ.gov

APPROVED BY


Kim Chafin, AICP, Report Author

2-27-12
Date


Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

3/2/2012
Date


Connie Padian, Administrator
Planning, Neighborhood and Transportation
480-312-2664, cpadian@scottsdaleaz.gov

3/5/12
Date

ATTACHMENTS

1. Resolution No. 8982
Exhibit 1 Context Aerial
Exhibit 2 Stipulations
Exhibit A to Exhibit 1: Site Plan
Exhibit 3 Additional Criteria for Gas Station
2. Additional Information
3. Applicant's Narrative
4. Aerial Close-Up
5. General Plan Map
6. Zoning Map
7. Bus Shelter
8. Citizen Involvement
9. City Notification Map
10. Conceptual Elevations
11. Conceptual Landscape Plan
12. February 22, 2012 Planning Commission Minutes

RESOLUTION NO. 8982

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A GAS STATION ON THE SOUTHERLY 2.49 +/- ACRE PORTION OF A 5.11 +/- ACRE SITE LOCATED AT 8798 E. MCDOWELL ROAD, WITH GENERAL COMMERCIAL DISTRICT (C-4) ZONING.

WHEREAS, the Planning Commission held a public hearing on February 22, 2012; and

WHEREAS, the City Council, held a public hearing on March 20, 2012.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that compliance with the additional conditions for a Gas Station, set forth on Exhibit 3, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 1-UP-2011. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibit 2. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 20th day of March, 2012.

ATTEST:

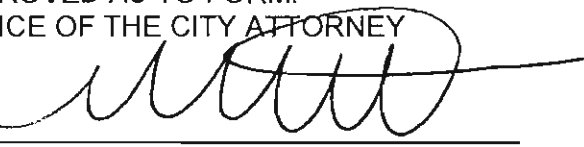
CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

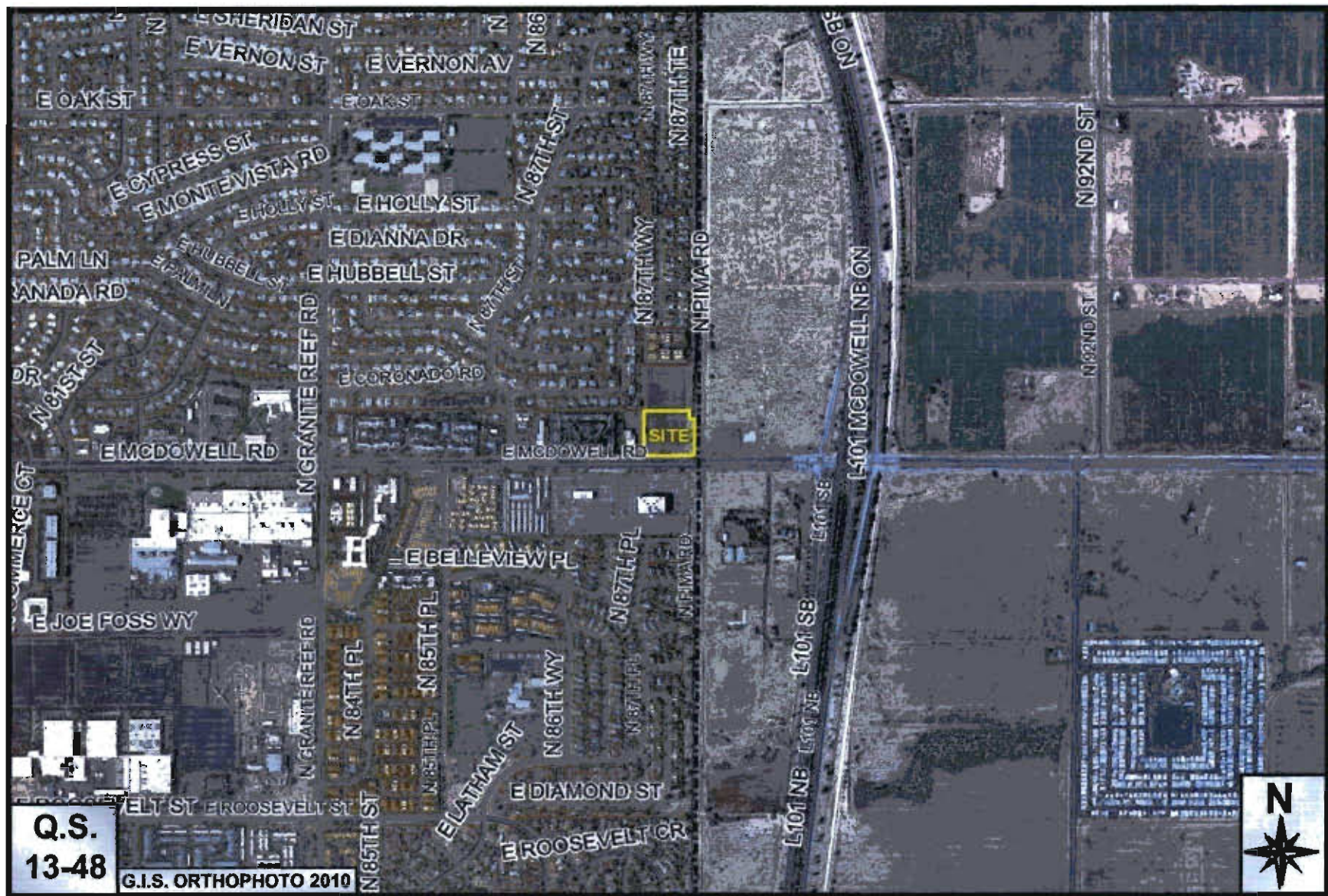
By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Sherry R. Scott, Deputy City Attorney



QuikTrip #1418

Stipulations for the Conditional Use Permit

For a Gas Station

QuikTrip #1418

Case Number: 1-UP-2011

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Unless otherwise stated, the owner's completion of all requirements below is subject to the satisfaction of the Project Coordinator and the Final Plans staff.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Atwell Group, with the city staff date of 1/25/12, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. The following shall apply:
 - a. A three-foot screen wall shall be constructed between the drive aisles and the landscaping along the McDowell Road and Pima Road frontages.
 - b. A maximum of 16 gasoline pumps will be allowed on the site.
 - c. A maximum of 48 parking stalls will be allowed on the site.
 - d. The gasoline canopy will conform to the Gas Station and Convenience Store Design Guidelines maximum clearance height of 13'-9" and a maximum canopy height of 17'-0".
 - e. A minimum of 29,928 square feet of open space shall be provided on the site, as shown on the site plan submitted by Atwell Group, with the city staff date of 1/25/12.
2. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed 36 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
3. SITE LIGHTING.
 - a. No outdoor pole lighting shall exceed twenty (20) feet above natural grade at the base of the light poles.
 - b. Lighting plan shall depict lighting fixtures that are fully recessed within the canopy roof structure if roof mounted, fully shielded and directed downward. The lowest portion of the lens shall be completely recessed within the canopy roof structure two (2) inches higher than the lowest portion of the canopy ceiling.
 - c. If a flat ceiling is proposed, the fascia design shall extend a minimum of one (1) foot below the lighting fixture and lens.

INFRASTRUCTURE AND DEDICATIONS

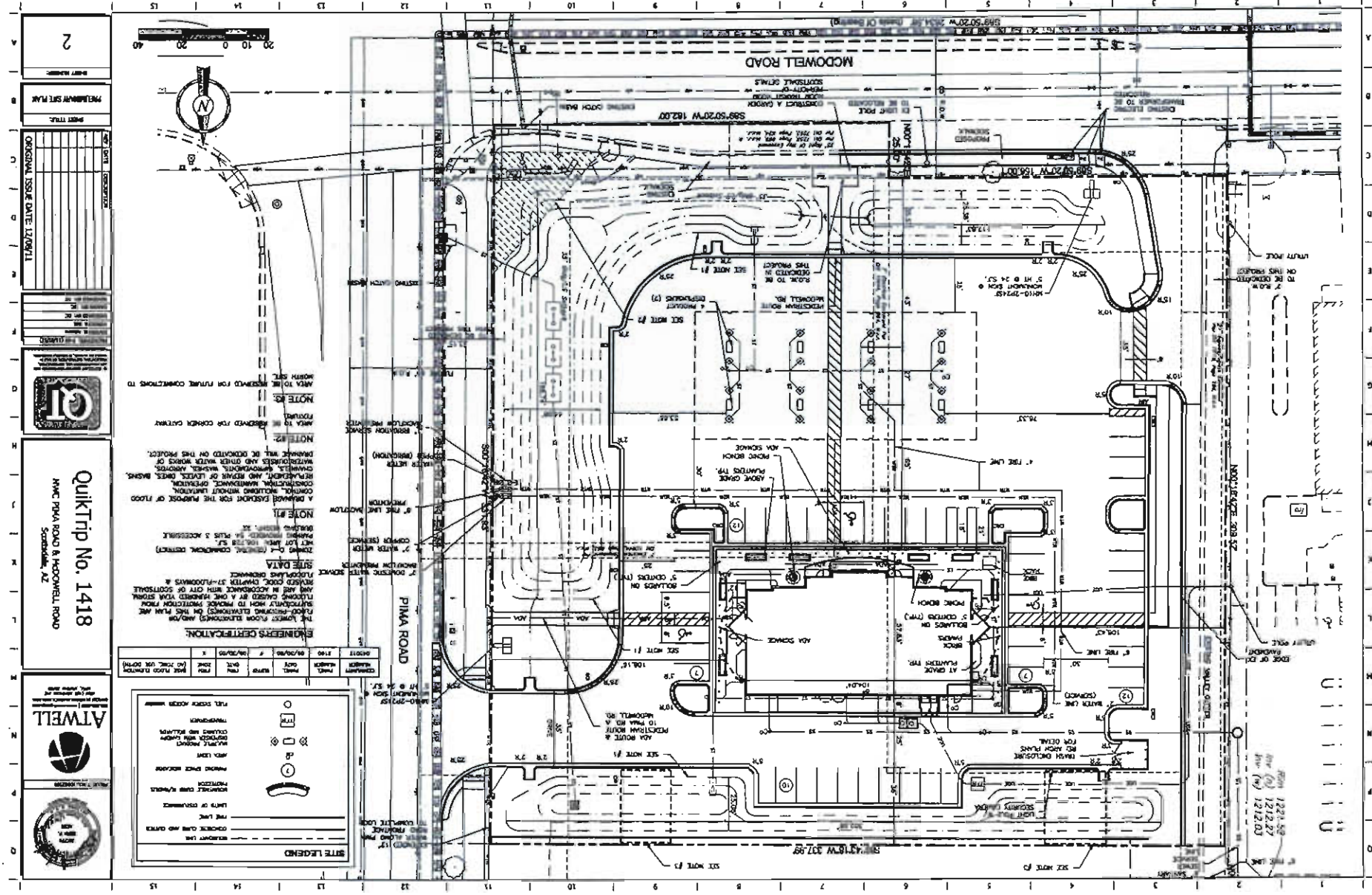
4. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
McDowell Road	Major Arterial – Suburban	65' Right-of-Way (existing varies)	Driveway, sidewalk, vertical curb & gutter, bus bay, transit facilities, bike lane.	a.1., a.2.
Pima Road	Minor Arterial - Suburban	65' Right-of-Way (existing varies)	Driveway	a.3.
Public Alley (along the north property line)		Additional 4' Right-of-Way is required to complete 20' Right-of-Way (Existing 16' Right-of-Way)		
Public Alley (along the west property line)		20' Right-of-Way (Existing 18' Right-of-Way)		a.1., 4.b.

- a.1. The developer shall construct a site driveway on McDowell Road. The bus bay shall be extended to provide a deceleration lane into the site driveway. An 8-foot wide sidewalk and vertical curb and gutter shall be provided from the extended bus bay to the site driveway.
- a.2. The developer shall maintain existing bicycle lane on McDowell Road and provide additional signage and pavement markings.
- a.3. The developer shall construct a site driveway on Pima Road consistent with City of Scottsdale CL-1 Driveway Standard Detail.

- b. **VEHICLE NON-ACCESS EASEMENT.** Dedicate a one foot wide vehicular non-access easement on McDowell Road and Pima Road except at the approved site entrances.
 - c. **GATEWAY DESIGN FEATURE EASEMENT.** The developer shall provide a corner gateway design feature easement at the southeast corner of the site. The easement shall be triangular shaped with minimum 50' x 60' x 75' long leg dimensions measured along McDowell and Pima Roads after street dedications required above.
 - d. **TRANSIT FACILITIES.** Before any certificate of occupancy is issued for the site, the owner shall construct transit stop facilities (landscaping, bench and trash can, etc.) at the existing bus bay on McDowell Road. The transit shelter shall be the Garden Room type to match the existing design along McDowell Road, or an alternative type which must be reviewed and approval by City of Scottsdale Transit Manager.
5. **ACCESS RESTRICTIONS.** Access to the site shall conform to the following restrictions (distances are measured to the driveway or street centerlines):
- a. There shall be a maximum of one site driveway from Pima Road, with approximately 330 feet between the driveway and the intersection of Pima Road/McDowell Road. The driveway shall be constructed in general conformance with City of Scottsdale Supplement to the MAG Standard Details # 2256, type CL-1. Access at this location shall be restricted to right-in, right-out at the time that Pima Road is improved to four lanes and a raised median unless otherwise approved by the Transportation Director at the time that construction plans are finalized.
 - b. There shall be a maximum of one site driveway from McDowell Road via the existing alley along the west side of the site and the existing alley driveway location. The alley driveway shall be modified to be in general conformance with City of Scottsdale Supplement to the MAG Standard Details # 2257, type CH-1. The site access shall be modified to eliminate the existing angled entrance from the alley to provide a more standard perpendicular entrance, as shown on the submitted site plan (Exhibit A to Attachment 1).
6. **AUXILIARY LANES.** The owner shall construct a southbound right turn deceleration lane at Pima Road driveway. The owner shall submit a plan that identifies the design of the right turn deceleration lane for the site driveway on Pima Road in relation to the existing right turn lane at the McDowell Road intersection with the final plan submittal.



ADDITIONAL CRITERIA FOR GAS STATION

H. *Gas Station.*

1. The application shall include detailed landscape plans showing plant, type, size and spacing. All landscape plans shall include an automated watering system. Planting areas shall cover a minimum of 5 percent of the lot area and may be required to cover as much as 20 percent of the site, depending upon site size. All trees planted shall have a minimum caliper of 2 inches and all shrubs shall be at least 5-gallon size. Lack of care and maintenance of the landscaped areas is cause for revoking the Conditional Use Permit.
2. All structures approved under this Conditional Use Permit shall be of a unique design appropriate for the area in which they are to be constructed. All canopies shall be connected to the roof of the main structure unless otherwise approved. Renderings of any buildings shall accompany each application and construction shall be in reasonable conformity thereto.
3. All sources of artificial light shall be concealed and attached to the main structure, unless otherwise approved. All lighting shall be designed to minimize glare.
4. The minimum area of a lot, exclusive of street dedication, shall be 22,500 square feet.
5. A solid masonry wall or planting screen is required between all gas station sites and a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A. The wall height shall be as determined in each case based on the site and surrounding property contextual relationships.

Additional Information for:

QuikTrip #1418

Case: 1-UP-2011

Changes made by Planning Commission shown in strikethrough.

PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. conformance with the Gas Station and Convenience Store Guidelines,
 - b. building materials and colors,
 - c. overall design innovation and quality,
 - d. integrally colored, separately poured concrete or different paving treatment for all internal pedestrian connections,
 - e. ~~reducing the length of parking stalls from 18 feet to 16 feet with two feet of overhang,~~
 - f. Instead of pipe bollards surrounding the building and at the base of the canopy columns, consider large pots for landscape installations or decorative metal work so that the barrier system will be less utilitarian in appearance,
 - g. Add landscaping to the west side of the site by incorporate a staggered tree row at the western edge of the property, within the landscape area. Utilize evergreen trees that have a dense canopy, such as *Acacia aneura Mulga* ,
 - h. shift the location of the bicycle parking spaces and racks so that they will be adjacent to the doors at the front of the building,
 - i. wall design,
 - j. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - k. eliminate the spot lights that are indicated above the red metal awnings at the front of the building,
 - l. scenic corridors and buffered parkways,
 - m. improvement plans for common open space, common buildings and/or walls, and amenities such as landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included), and
 - n. signage.
3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The

granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

4. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
5. **EASEMENTS.**
 - a. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
 - b. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
6. **CONSTRUCTION COMPLETED.** Before any BUILDING PERMIT is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

Project Narrative QuikTrip #1418

Use Permit Narrative Report

Request for Use Permit for a Service Station

Prepared for:
QuikTrip Corporation

Prepared by:
Berry & Damore, LLC

John V. Berry, Esq.
Michele Hammond, Principal Planner

6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251

Date: December 14, 2011

I. Project Overview

QuikTrip Corporation, a Fortune 500 corporation, is in escrow to purchase approximately 6 ± acres of vacant land at the NWC of Pima and McDowell. QuikTrip intends to develop approximately 2 acres at the hard corner. The remainder of the site is conceptually planned for office and/or retail uses but is not part of this application. QuikTrip proposes to develop a retail convenience grocery store with gasoline sales on the subject 2-acre site. The design, architecture and landscaping of the proposed QuikTrip has been enhanced appropriately for this Scottsdale gateway location.

The property is zoned C-4 and is currently vacant. C-4 is one of the City's most intense zoning districts and historically the site has been used to provide overflow parking for the auto dealers on along McDowell Road. The proposed QuikTrip development will include the construction of a new 6,200 +/- square foot retail convenience grocery store oriented toward McDowell Road with 8 gasoline dispensing pumps covered by a canopy structure. The entire site will be extensively landscaped in keeping with the City of Scottsdale Gas Station and Convenience Store Design Guidelines. The proposed QuikTrip facility will be operated 24 hours a day, 7 days a week and be occupied by a minimum of two employees at all times. An estimated construction start date would be spring 2012.

Although a conceptual site plan is being shown for the remaining 4 acres just north of the QuikTrip site, this site will be left vacant until an appropriate user comes forward.

II. Uses Adjacent to the Site

- ◇ The property to the east across Pima is vacant and is part of the Salt River Indian Reservation.
- ◇ The property to the south is an empty car dealership zoned C-4.
- ◇ The property immediately to the north contains townhomes and is zoned R-5.
- ◇ The property immediately to the west of the site is a small convenience market and is zoned C-3.

III. Use Permit Criteria

Conditional Use Permits may be granted only after the Planning Commission has made a recommendation and the City Council has found as follows (Section 1.401):

A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:

- 1. Damage or nuisance arising from noise, smoke, odor, dust, or vibration is anticipated to be generated from the proposed use.***

Response: No excessive or significant noise, smoke, odor, dust, or vibration is anticipated to be generated from the proposed use.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

Response: This arterial intersection of Pima and McDowell is designed to handle the proposed volume of traffic and the proposed use will not result in an unusual increase of traffic volume typically found on arterial roads.

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Response: The site is located less than half of a mile off the Loop 101, at the intersection of two arterial roads, which is an appropriate location for a fueling station. The land is also currently zoned C-4 which allows for more intense commercial uses such as car sales, light manufacturing and gasoline service stations.

Further, Section 1.403.Q prescribes development standards specifically related to the physical structures and site improvements of automotive service stations with the intent to mitigate the effects of those occurrences identified above.

Q. Services Stations

- 1. The application shall include a detailed landscape plans showing plant, type, size and spacing. All landscape plans shall include an automated watering system and planting areas shall constitute a minimum of five (5) percent of the lot area and may be required to include as much as twenty (20) percent of the site, depending upon site size. Lack of care and maintenance of the landscape areas shall be considered due cause for revocation of the use permit. All trees planted shall have a minimum caliper of two (2) inches and all shrubs shall be at least five-gallon size.***

Response: A landscape plan has been included as part of the submittal and not only meets the above noted criteria, but exceeds the landscape space calculations. Additionally, the landscaping will be meticulously maintained at the same high level of other QuikTrip locations throughout the valley.

- 2. All structures approved under this use permit shall be of a unique design character that is appropriate to the area in which they are to be constructed. Renderings of building shall accompany each application and construction shall be in reasonable conformity thereto. All canopies shall be connected to the roof of the main structure unless otherwise approved.***

Response: The proposed convenience store and gas pump canopy are designed with consideration of the surrounding area and evoke a unique character appropriate for this Southern Scottsdale infill site.

3. *No driveway shall extend into the curb radius.*

Response: The site plan has been designed in compliance with this requirement and no driveway will extend into the curb radius of the intersection.

4. *All source of artificial light shall be concealed and shall be attached to the main structure, unless otherwise specifically approved. All lighting shall be so designed as to permit no glare.*

Response: The lighting for the service station shall be concealed and attached to the main structure and will be flush mounted with the canopy consistent with the Gas Station and Convenience Store Design Guidelines with minimal glare and light trespass to promote “dark skies”.

5. *The minimum area of a lot of considered adequate to accommodate this use, exclusive of street dedication, shall be twenty-two thousand five hundred (22,500) square feet.*

Response: The site exceeds 22,500 square feet.

6. *A solid masonry wall or planting screen shall be required between all service station sites and residential zoned property. (Height shall be as determined in each case.)*

Response: There is no automobile repair service proposed for this project. Additionally, the fueling area is situated in a manner which will not be visible from the adjacent residential properties.

7. *Each site plan for a service station shall show three (3) types of areas as follows:*

- a. *Building area.***
- b. *Service area which shall be screened from view by a masonry wall and within which all automotive repair and service shall take place. Entry to indoor service areas shall be from the rear of the station except in cases where it may be approved otherwise by the City Council.***
- c. *Sales area.***

Response: The sales area is within the convenience store and there is no automobile repair service proposed for this project.

- 8. None of the above criteria shall prohibit the City Council from considering an application to reconstruct or remodel an existing service station.***

IV. South Scottsdale Character Area Plan

The South Scottsdale Character Area Plan was adopted by City Council in October 2010. The Plan designates the property as a Regional Center and a Regional Corridor. Following are applicable policies of the South Scottsdale Character Area Plan.

Land Use Policies

LU 2.1

Regional Corridors consist of higher intensity development and exist only within the General Plan designated Growth Areas. These corridors will:

- ◇ ***Connect Regional Centers;***
- ◇ ***Be bordered exclusively by a mixed-use neighborhood land use designation;***
- ◇ ***Contain vertical and horizontal mixed-use development; and***
- ◇ ***Support greater residential density to complement Regional Center land uses.***

Response: Pima Road is designated as a Regional Corridor in the South Scottsdale Character Area Plan. The surrounding area provides a mixture of residential and retail land uses along this corridor. This proposal for retail convenience grocery store with gasoline sales on the subject 2-acre site will integrate well with the mix of uses provided along McDowell Road and provide desirable support retail services to the surrounding community and to vehicles that access the Loop 101.

LU 3.3

Encourage the assembly of smaller, fragmented properties to create larger, mixed-use opportunities along Corridors.

Response: This site is one of the larger development opportunities along McDowell Road. The entire site consists of approximately 6 acres which is planned for a 2-acre retail convenience grocery store with gasoline sales (under this application) on the hard corner and 4 acres of office and/or retail uses that may be developed at a later date.

LU 5.1

Encourage the most intense levels of reinvestment, revitalization, and infill development within designated Regional Centers. These centers are located within General Plan designated Growth Areas, on Regional Corridor roadways, and are considered a Valley-wide destination.

Response: The QuikTrip site is designates as a Regional Center and a Regional Corridor site in the Southern Scottsdale Character Area Plan. The proposed retail convenience grocery store with gasoline sales will provide services not only to the surrounding neighborhood but will

provide regional services to vehicles traveling on the Loop 101, McDowell Road and Pima Road.

LU 5.2

Regional Centers will accommodate one or more large-scale users such as major employment, retail, office, research, resort, restaurant, entertainment, and/or cultural facilities. The development located at these new centers is characterized as higher density and intensity, vertically mixed land uses. As illustrated in the “Conceptual Regional Centers, Activity Areas, and Corridors” map, Southern Scottsdale’s Regional Center designations consist of:

LU 5.2.3

The Pima Regional Center (located west of the intersection of McDowell and Pima Roads and in close proximity to the recreational opportunities of the Indian Bend Wash) should focus on the General Dynamics regional employment cluster along with supportive technology and innovation incubator land uses, employment-supporting residential, as well as medical, commercial, and educational land uses.

Response: This commercial land use will provide retail support services to the surrounding residential, employment, medical and educational uses.

LU 5.5

Regional Centers and Activity Areas will act as catalysts for the development and redevelopment of associated corridors within the character area.

Response: The proposal is for a retail convenience grocery store with gasoline sales on a currently vacant 2-acre site. The balance of the site (4 acres) is conceptually planned for office/retail mixed use development. Development of this property will not only act as a catalyst for future development but also provide services to the surrounding community and to regional vehicular travel.

Character & Design Policies

CD 2.1

Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.

Response: The pedestrian/bike path along Pima Road will be maintained with direct sidewalk connections provided into the site from both Pima and McDowell Road. The site plan for QuikTrip and the adjoining 4-acre (future development parcel) was designed with special consideration for the pedestrian with sidewalk connectivity and shaded building entrances. QuikTrip also plans to incorporate seating tables along the building frontage.

CD 2.2

Support new building design that respects existing area character, while allowing for the efficient and coherent use of building sites.

Response: The architectural design was enhanced to provide an appropriate character and design for this location. The use of materials was selected to complement the surrounding development and includes: CMU, brick, metal fascia, standing seam awnings, and steel accent canopies. The building was designed with a variety of building planes to create visual interest, character and pedestrian scale elements.

CD 3.3

Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those qualities into its design.

Response: See CD 2.2

CD 4.1

Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.

Response: The building design incorporates window canopies and awnings to address passive solar cooling opportunities. Additionally, high performance window glazing will be utilized.

CD 4.2

Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.

Response: See CD 2.2

CD 4.3

Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.

Response: The landscape plan will include a variety of indigenous drought tolerant plant materials in keeping with the surrounding development, McDowell Corridor Streetscape Design Guidelines and the Gas Station and Convenience Store Design Guidelines.

CD 5.4

Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.

Response: The landscaping will be designed to maximize shade opportunities for the pedestrian and to provide shade for vehicles wherever possible. The design will adhere to the McDowell Corridor Streetscape Design Guidelines and the Gas Station and Convenience Store Design Guidelines.

CD 7.3

Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.

Response: The architectural character provides an appropriate, contemporary design for this Scottsdale gateway location. The variety of materials was selected to complement the surrounding development and the building was designed with a variety of horizontal and vertical building planes to create visual interest, character and pedestrian scale elements.

CD 9.2

Support design guidelines that require development to provide connections to, and between, adjoining sites to reduce vehicle miles traveled.

Response: See CD 2.1

Economic Vitality Policies

EV 1.1

Support Opportunity and Regional Corridors, Regional Centers, and Activity Areas for areas of mixed-use and higher-density development as part of an overall economic revitalization strategy.

Response: The QuikTrip site is designated as a Regional Center and a Regional Corridor site in the Southern Scottsdale Character Area Plan. The proposed retail convenience grocery store with gasoline sales will provide services not only to the surrounding neighborhood but will provide regional services to vehicles traveling on the Loop 101, McDowell Road and Pima Road. The entire site consists of approximately 6 acres which is planned for a 2-acre retail convenience grocery store with gasoline sales (under this application) on the hard corner and 4 acres of office and/or retail uses that may be developed at a later date.

EV 2.1

Encourage new business and real estate development that will expand the community's tax base and support the long-term economic sustainability of Southern Scottsdale.

Response: The new QuikTrip proposed on the subject site will generate substantial retail taxes for Scottsdale on a property that has historically been vacant. Further, additional tax opportunities will be created when the balance of the site develops (north 4-acres).

Preservation & environmental Planning Policies

PE 1.1

Encourage green building practices, techniques, incentives, and energy efficiency programs in neighborhood development to support sustainable urban desert living.

Response: QuikTrip currently utilize the Emerson Energy Management System which remotely monitors all energy consumption at the stores and alerts them as soon as something is not operating within acceptable parameters. The HVAC system utilizes latest modulating technology; reducing energy use for compressors and supply fans. QuikTrip has incorporated extensive LED lighting in all the new stores which consumes substantially less energy than traditional light bulbs. Additionally, high performance window glazing will be installed.

PE 2.1

Continue to examine new and reinvestment development plans to identify strategic landscape opportunities for passive building cooling and to provide shaded pavement in parking lots and on streets.

Response: QuikTrip emphasizes the use of drought tolerant desert trees, shrubs and groundcover versus the use of turf in order to conserve water usage. Paved areas will be surfaced with concrete versus asphalt to minimize heat retention. In addition to the abundant landscaping, the gas pump canopy will shade a significant portion of the site minimizing the heat island effect.

PE 5.4

Encourage onsite building development to include solar and other renewable energy generation capabilities.

Response: See PE 1.1

V. Design Guidelines

McDowell Corridor Improvements – Streetscape Guidelines (2003)

The landscape plans will embody a “Desert Oasis” theme as identified in the McDowell Corridor Streetscape Design Guidelines along the McDowell Road right-of-way. The Desert Oasis theme is characterized by groupings of tall trees including but not limited to Ghost Gum and Sweet Acacia at intervals that serve to define space. Lush desert shrubs and groundcover should be defined by the intermixing of lush green vegetation in combination with vibrant blooms, and textured accents consistent with the McDowell Corridor Streetscape Design Guidelines. The balance of the QuikTrip site will be landscaped complementary desert vegetation.

Pima Road Design Concept Report (2009)

No changes are being proposed to the existing Pima Road improvements. However, the applicant agrees to comply with guidelines set for in the Pima Road Design Concept Report.

Gas Station & Convenience Store Design Guidelines

Architecture:

The following guidelines are applicable to the proposed QuikTrip.

1. Building design should take into consideration the unique qualities and character of the surrounding area (refer to the City's Character Area Plans for additional information).

As mentioned above, the architectural design was enhanced to provide an appropriate character and design for this Scottsdale gateway location. The use of materials and textures was selected to complement the surrounding development and includes the use of CMU, brick, metal fascia standing seam awnings and steel accent canopies.

2. Building elements that speak to the desert environment and climate, such as, architectural shade devices, a strong relationship to the ground plane, deeply recessed windows and the use of materials and textures that are associated with the region are encouraged to define the project identity with the Arizona Sonoran Desert.

The proposed architecture provides an appropriate, contemporary character and design with a variety of materials selected to complement the surrounding development. Additionally, the building was designed with a variety of horizontal and vertical building planes to create visual interest, character and pedestrian scale elements.

3. Buildings that derive their image solely from applied treatments that express corporate identity are discouraged.

The proposed QuikTrip utilizes a variety of materials, textures and design features that establish individuality and building character consistent with the surrounding architecture and Southern Scottsdale Character Area. Applied treatments are not the main theme, rather the use of quality building materials and pedestrian scale elements. The use of red is kept to a minimum and only used as a subtle accent on the building canopies and signage. This will be a unique QuikTrip design solely for this Scottsdale location.

4. The design of stand-alone gas stations and convenience stores should conform to the dominant existing or planned character of the surrounding neighborhood. This can be accomplished through the use of similar forms, materials and colors.

See 1, 2 and 3 above.

5. The design of a facility that occupies a pad or portion of a building within a larger commercial center should be designed to reflect the design elements of that center.

Not applicable.

6. Drive through elements should be architecturally integrated into the building rather than appearing to be applied or “stuck on” to the building.

Not applicable.

7. All sides of a building should express consistent architectural detail and character. All site walls, screen walls and pump island canopies and other outdoor covered areas should be architecturally integrated with the building by using similar material, color and detailing.

The building architectural detail and character is consistent with the gas pump canopy design. The canopy columns are faced with brick on all four sides and the canopy fascia is a stainless steel metal consistent with the building design.

8. To encourage visually interesting roofs, provide variations in the roof line and incorporate treatments such extended eaves and parapet walls with cornice treatments.

The building was designed with a variety of horizontal and vertical building planes to create visual interest and pedestrian scale elements while minimizing the building massing. The roof line has a series of heights and is finished with a stainless steel cornice treatment.

9. Building should respond to solar heat gain, reflectivity and glare through building orientation and the use of architectural shading devices such as pronounced eaves, covered walkways.

The building entrances are shaded with the large canopy overhangs and the windows are shaded with awning. Walkways and vegetation around the building were designed with consideration to the customers.

10. Buildings should reduce their perceived height and bulk by dividing the building mass into smaller-scaled components. Possible treatments to avoid excessive bulk and height include:

- ***Low-scale planters and site walls.*** Landscape islands are integrated near the building.
- ***Wainscot treatment.*** A variety of materials and accent banding is provided.
- ***Reveals and or projections of building massing.*** Projections and variation in building elements are provided.
- ***Clearly pronounced eaves or cornices.*** Cornice detailing is incorporated with the building design.
- ***Subtle changes in material color and texture.*** A variety of material colors and textures are provided.
- ***Variation in roof forms.*** A series of roof heights and building forms are provided.
- ***Covered pedestrian frontages and recessed entries.*** Shaded recessed entries are provided.

11. Storefronts should be broken into smaller individual windows or groupings of windows.

The windows are broken into sections with mullions to avoid sterile expanses of glass. The building design incorporates window canopies and awnings to address passive solar cooling opportunities.

12. Building accents should be expressed through differing materials and/or architectural detailing and not through applied finishes such as paint.

A variety of building materials are proposed and include CMU, brick, metal fascia, standing seam awnings and steel accent canopies.

13. Building colors should emphasize earth tones. The use of highly reflective or glossy materials should be limited and will not be appropriate in all contexts.

The building materials and colors selected embody a warm earth tone palette.

14. Canopy:

• Integration of canopy to building and site walls is desirable. Multiple canopies or canopies that express differing architectural masses are encouraged.

QuikTrip has elected to provide a canopy which is separated from the convenience retail store building due the range of heights and limited maneuverability of the vehicles anticipated to utilize this facility. The separation of these two structures helps create different architectural massing on site.

• Canopy height, as measured from the finished grade to the lowest point on the canopy fascia, should not exceed 13'-9". The clearance height of canopies should be clearly indicated on the structure or through use of a headache bar. The overall height of canopies should not exceed 17'.

Due to its proximity of the Loop 101 and location at the intersection of two arterial roads, this gas station is expected to serve a range of vehicles that would exceed the 13'-9" height restriction. The canopy has been design to accommodate a broad range of cars, trucks, and trailers. Additionally, the Arizona Department of Transportation (ADOT) specifies that 14'-6" is a generally accepted height to accommodate all vehicles. QuikTrip is open to reducing the previously submitted lowest canopy clearance from 15' on the original submittal to 14'-6" with the upper portion of the canopy not to exceed 18'.

• Canopy ceiling should be textured or have a flat finish, glossy or highly reflective materials are not recommended.

The canopy ceiling will be designed with a finish to prevent light glare and reflectivity.

- **Lighted bands or tubes or applied bands of corporate color are discouraged.**

Illumination of red accents on the building and the illumination of the red band on the canopy have been removed per city comments.

15. All display items for sale should occur within the main building or within designated areas that are screened from public streets.

Display items will be contained within the main building and/or designated areas that are screened from public streets.

16. Gas tank vents shall be an integral part of the building design in terms of form, color and texture.

The gas tank vents will be integrated with the building design.

Additionally, pump islands, landscaping and lighting will be designed in conformance with the Gas Stations and Convenience Store Design Guidelines and shall be subject to review and approval by the Development Review Board.

VI. Conclusion

QuikTrip intends to develop approximately 2 acres at the hard corner of Pima and McDowell Road with a retail convenience grocery store with gasoline sales. The remainder of the site (4 acres) is conceptually planned for office and/or retail uses but is not part of this application and will be developed when an appropriate user comes forward. The design, architecture and landscaping of the proposed QuikTrip has been enhanced appropriately for this location. Additionally, the design was strongly influenced by the Southern Scottsdale Character Area Plan and Gas Station and Convenience Store Design Guidelines. Streetscapes will conform to both the McDowell Road Streetscape Design Guidelines and Pima Road Design Concept Report. QuikTrip is proud to be making an investment in Scottsdale on this long dormant and vacant infill parcel.



Q.S.
13-48

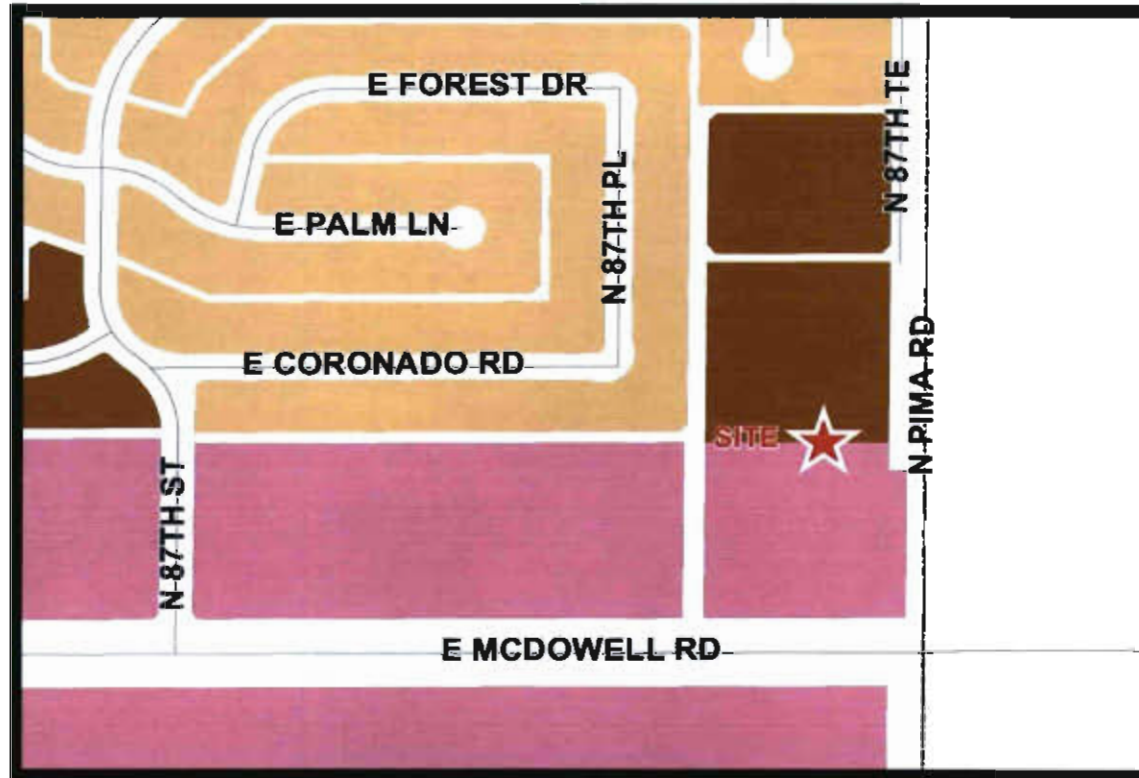
G.I.S. ORTHOPHOTO 2010

QuikTrip #1418

1-UP-2011

ATTACHMENT #4

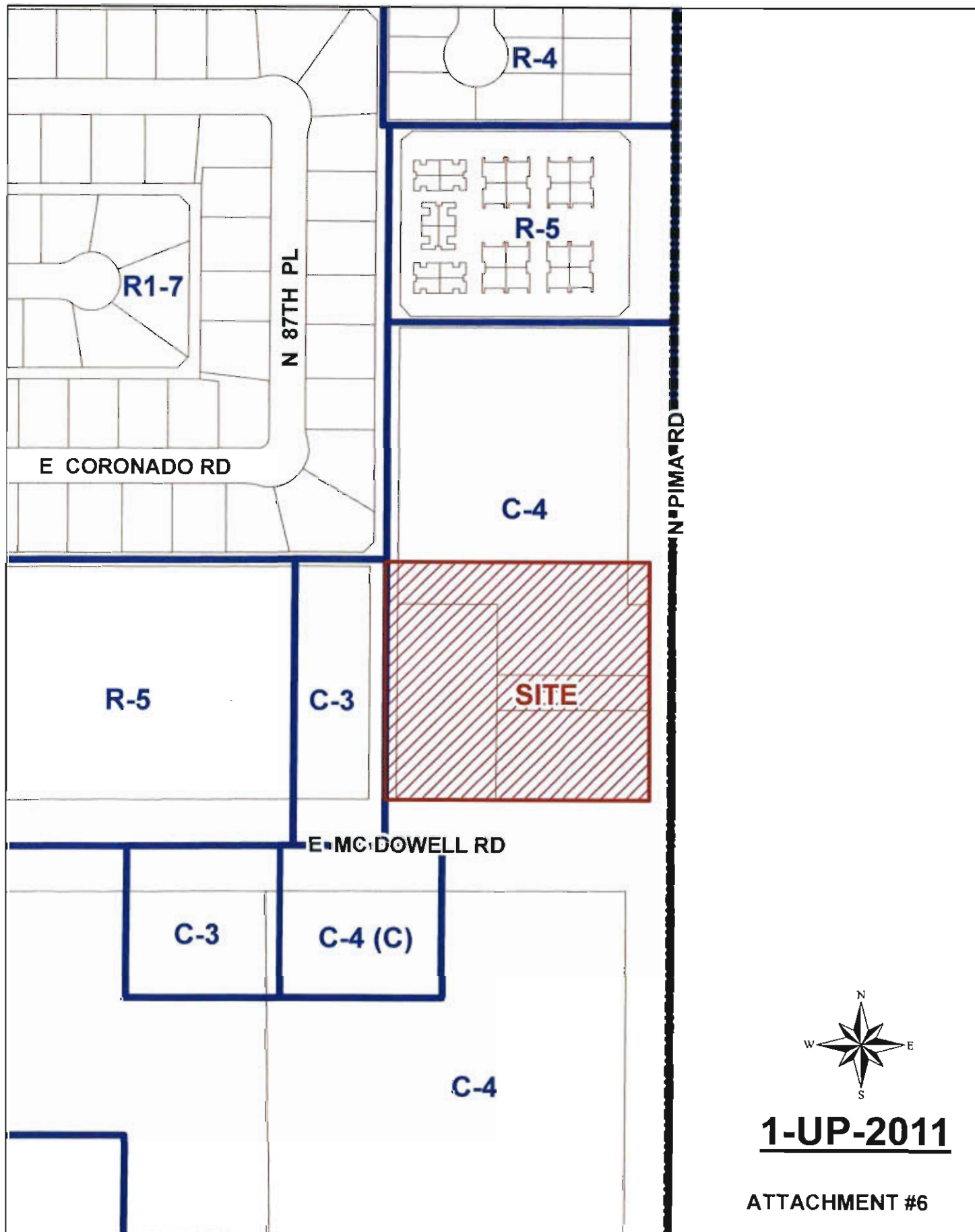
Existing General Plan Land Use Map



1-UP-2011

ATTACHMENT #5

Zoning Map





ATTACHMENT #7

City of Scottsdale
7447 E Indian School Road
Scottsdale, AZ 85251


We oppose the Quik Trip locating in our neighborhood. Address of proposed Quik Trip 8798 E. McDowell Road, Scottsdale, AZ. Pre-application number 531-PA-2010.

We have enclosed a petition form for the people in the neighborhood who are against the Quik Trip.

Thanks,

Yash Mehta

ARCO A.M.P.M.
Hemmer L.L.C
8350, E McDowell
Scottsdale. AZ 85251.

bp
 BP WEST COAST PRODUCTS, LLC
COCC SITE # 3989
8350 E MCDOWELL RD
SCOTTSDALE, AZ 85257-3814
480-970-1148

SIGNATURE _____

DATE _____

Name: Richard Thurber
Address: 601 Hayden
Signature: Richard Thurber

Name: MIROS Lee
Address: 9312 E. Thumaker
Signature: [Signature]

Name: [Signature]
Address: 6750 N. Spruce
Signature: [Signature]

Name: Tessa Pinkerton
Address: 123 W. Grand Pl.
Signature: [Signature]

Name: Joseph E. Black
Address: 1535 W. Elm St. Surprise AZ
Signature: Joseph E. Black

Name: Lisa Miluk
Address: 1700 N. Granite Reef
Signature: [Signature]

Name: Cherry Smith-Gordon
Address: 6650 N. 80th Pl.
Signature: C. Smith-Gordon

Name: TERESA HENDERSON
Address: [Signature]
Signature: [Signature]

Name: Paul C. Moore
Address: 8460 E. McDowell Rd.
Signature: [Signature]

Name: Cruz Medina
Address: 1932 N. DAKOTA CAMINO
Signature: CRUZ MEDINA 55225

Name: NOEL FERNANDEZ
Address: 1149 N. 92nd St. Scottsdale
Signature: [Signature]

Name: Ray [Signature]
Address: 145 N. BUTTE PL
Signature: Raymond Montez

Name: NORMAN HOWARD
Address: 2635 N. HAYDEN RD #20
Signature: Norman Howard

Name: [Signature]
Address: 8737 [Signature]
Signature: [Signature]

Name: Lori Nash
Address: 8127 E. Osborn
Signature: Lori Nash

Name: John / Turner
Address: 855 E Holly St.
Signature: [Signature]

Name: DEANNA DUMAICH
Address: 1012 N. 87th PLACE
Signature: Deanna Dumaich

Name: James Myers
Address: 3822 E. Cambridge
Signature: [Signature]

Name: ROGER C. MURPHY
Address: 8120 E. PALM LN. SCOTTSDALE
Signature: Roger C. Murphy

Name: Paul Langford
Address: 1038 N. 78th PL
Signature: Paul Langford

Name: [Signature]
Address: 1877 N. SISI
Signature: [Signature]

Name: [Signature]
Address: [Signature]
Signature: [Signature]

Name: Missy Robinson
Address: 937 N 81st Pl.
Signature: Scottsdale AZ 85257

Name: Kwame Webster
Address: 2847 N 86th
Signature: Kwame Webster

Name: J Milburn
Address: _____
Signature: J. Milburn

Name: Will Steele
Address: _____
Signature: William Steele

Name: Heather Michter
Address: 8350 E McDowell
Signature: Scottsdale AZ 85233

Name: Pedro Danna
Address: 4884 E Coronado
Signature: Pedro Danna S.

Name: Alicia Marquie
Address: 21884 E Coronado
Signature: #1 225 Scottsdale

Name: Ivan Juan
Address: 1475 N 92nd Street
Signature: Ivan Juan

Name: Tracy Bailey
Address: 8131 E Valley View
Signature: T. Bailey

Name: Judy Decker
Address: Marionell, Iowa
Signature: _____

Name: Steph Cox
Address: Phoenix AZ
Signature: _____

Name: Ivan Juan
Address: 1475 N 92nd Street
Signature: Ivan Juan

Name: Ben McQuady
Address: 10476 E. Retony Lane
Signature: Ben McQuady, AZ

Name: Carlos Cey
Address: 932 L Thomas Rd. Scottsdale
Signature: Carlos Cey

Name: Ben McQuady
Address: 8443 E Virginia
Signature: Ben McQuady

Name: Andy Berg
Address: _____
Signature: Andy Berg

Name: Judy Bates
Address: 12355 E. Kelli Dr.
Signature: Judy Bates

Name: Lannie Bates
Address: 12355 E. Kelli Dr.
Signature: L. Bates

Name: Janet Foag
Address: 1651 Miller Rd
Signature: Scottsdale, AZ

Name: Janet Queen
Address: 1083 Miller
Signature: Scottsdale

Name: Therese Sapp
Address: 1101 W. 4th Street
Signature: Phoenix AZ

Name: Joe Robinson
Address: 6032 Green Creek Rd
Signature: Joe Robinson

Name: LATHAN GILSON
Address: 2319 N. Greenway Trl Green Gl
Signature: Lathan Gilson

Name: FRANK LAURISKI
Address: 8780 E. McKELLIPS RD
Signature: Frank Lauriski

Name: Maureen Ottavio
Address: 441 E Buckeye
Signature: Maureen Ottavio

Name: Lynda Curtis
Address: 2021 N 87 Way
Signature: Lynda Curtis

Name: Lane W Smith
Address: 1149 N 92nd St Scottsdale AZ
Signature: Lane W Smith

Name: MARK MARICK
Address: 2719 E VISTA LEREE
Signature: Mark Marick

Name: Shelly Brinkerhoff
Address: 619 N Havne Mesa AZ
Signature: Shelly Brinkerhoff

Name: Diego Flores
Address: 8140 E. McDowell
Signature: Diego Flores

Name: Georgina Castro
Address: 8601 E. Cambridge Ave
Signature: Georgina Castro

Name: Edin Schmidt
Address: 816 E Talavera
Signature: Edin Schmidt

Name: Ray ROED
Address: 1819 N 87th
Signature: Ray ROED

Name: JASON KOEHN
Address: 914 W DEXTER
Signature: Jason Koehn

Name: Cynthia Phicci
Address: 8502 E. Cady Ave.
Signature: Cynthia Phicci

Name: Kristi Villalpando
Address: 10690 E. Palm Lane
Signature: Kristi Villalpando

Name: John Barker
Address: 949 N. McDowell
Signature: John Barker

Name: Kenny Spicster
Address: 860 E. Vernon
Signature: Kenny Spicster

Name: Madonna Trucano
Address: 1728 N 81st
Signature: Madonna Trucano

Name: Pete Santin
Address: 1675 N. Miller Rd
Signature: Pete Santin

Name: Staci Martin
Address: 8301 E. Hubbell Street
Signature: Staci Martin

Name: Bella Pintera
Address: 548 E. Garnet Ave.
Signature: Bella Pintera

Name: Shirley Wieris
Address: 7142 E. Thomas Rd
Signature: Shirley Wieris

Name: Villan Almer
Address: 8135 E. Beeman
Signature: Villan Almer

Name: George Dutra
Address: 8202 E. McDowell Rd
Signature: [Signature]

Name: Raelyn Slark
Address: 8702 E. Bernard St.
Signature: Raelyn O. Slark

Name: Sheppei Grankell
Address: 8521 E. McDowell
Signature: [Signature]

Name: Tom Ortbay
Address: 8202 E. McDowell
Signature: [Signature]

Name: Cherie Brown
Address: 8213 E. Penning Rd
Signature: [Signature]

Name: Jenna Faust
Address: 1212 N. 84th place
Signature: TFAUST

Name: Heather McCaslin
Address: 1046 N. 84th Pl
Signature: [Signature]

Name: Rebecca Medlock
Address: 2511 N 80th St
Signature: Rebecca Medlock

Name: R. Ording
Address: 8502 E. Pierce
Signature: [Signature]

Name: William Ording
Address: 8502 E. Pierce
Signature: [Signature]

Name: Brian Kentus
Address: 8632 E. Bernard
Signature: [Signature]

Name: Lila Secara
Address: 8521 E. McDowell #124
Signature: [Signature]

Name: The Las Kiptrick
Address: 20214 N 29th Place
Signature: [Signature]

Name: Robert Spencer
Address: 17122 E. Kirk Ln.
Signature: [Signature]

Name: Tiffany Blackley
Address: 50 E Taylor St.
Signature: [Signature]

Name: [Signature]
Address: P.O. Box 61570
Signature: [Signature]

Name: [Signature]
Address: 1950 N. 16th Ave
Signature: [Signature]

Name: MG John
Address: 2526 N 80th Pl
Signature: [Signature]

Name: Eric Fox
Address: 2851 E. Hubbard St Scottsdale AZ
Signature: [Signature]

Name: Danny Kuning
Address: 8601 E. McKellips Nw9, AZ
Signature: [Signature]

Name: Shaun Breneman
Address: 448 W 3rd St
Signature: [Signature]

Name: James Guardipee
Address: 8450 E. Lewis Ave Kittitas
Signature: JAMES GUARDIPEE

Name: Shannon Osborn

Address: 8130 E Pine Dr.

Signature: Shannon Osborn

Name: Adam V. Downs, DC

Address: 8704 E. AMELIA AVE

Signature: Adam V. Downs, DC

Name: M. Fabian Forte

Address: 795 E. Cyber St.

Signature: M. Fabian Forte

Name: Barbara G. Smith

Address: 8438 E. Roosevelt Scottsdale

Signature: Barbara G. Smith

Name: Franai Bishop

Address: 8201 E. Elm Dr Scotts.

Signature: Franai Bishop

Name: Jake Griffin

Address: 1700 S. Martingale Rd

Signature: Jake Griffin

Name: Ken Adams

Address: 6100 E Edgemont

Signature: Ken Adams

Name: John Carr

Address: 7100 6130 Luthelgehwy Pl

Signature: John Carr

Name: CHARLES MURPHY

Address: 8400 E DIMITRI DR SCOTTSDALE 85257

Signature: Charles Murphy

Name: ERIC KASSEL

Address: 8197 E PARK LN

Signature: Eric Kassel

Name: Barbara A. Davis

Address:

Signature: Barbara Davis

Name: Haydee Elmore

Address:

Signature: Haydee Elmore

Name: Bob Elmore

Address:

Signature: Bob Elmore

Name: Carl Untricht

Address: 1901 N 85th Pl.

Signature: Carl Untricht

Name: Tyler Criswell

Address: 2017 N 84th Street, Scottsdale, AZ

Signature: Tyler Criswell

Name: David Marshall

Address: 1821 E COVING ST #128

Signature: David Marshall

Name: C. Zell

Address: 3371 Thundercloud Dr/LHC 8640

Signature: C. Zell

Name: Kevin Cotton

Address: P.O. Box 1347

Signature: Kevin Cotton

Name: Aydin Darnay

Address:

Signature: Aydin Darnay

Name:

Address:

Signature:

Name: Guya M. Gamm

Address:

Signature: Guya M. Gamm

Name: Jacquelin Boora

Address:

Signature: Jacquelin Boora

Name: James Masella
Address: 8211 E. Camelback
Signature: James Masella

Name: Ben H
Address: 7502 E. Camelback
Signature: Ben H

Name: Ben H
Address: 2358 N. Santa Fe
Signature: Ben H

Name: Bob Ammon
Address: 2034 N. 87th
Signature: Bob Ammon

Name: Zach Marisette
Address: 1420 N. 78th
Signature: Zach Marisette

Name: Gary O. Bishop
Address: 6201 E. Elm
Signature: Scottsdale, AZ

Name: PAUL GANGWERE
Address: 1611 N. HADEN
Signature: Paul Gangwere

Name: Chad Brazel
Address: 8407 E. Cambridge Ave
Signature: Chad Brazel

Name: Mike Olt
Address: 6656 E. Camelback
Signature: Mike Olt

Name: Jerry Richardson
Address: 2523 N. 85th PL
Signature: Jerry Richardson

Name: Robert Mancoske
Address: 8624 Thomas
Signature: Robert Mancoske

Name: Tray McKnight
Address: 8245 E. Camelback
Signature: Tray McKnight

Name: Gustavo Trevino
Address: 9175 Ridge Road
Signature: Gustavo Trevino

Name: Peggy Gray
Address:
Signature: Peggy Gray

Name: Juan Noya
Address: 2045 N. 181 PL
Signature: Juan Noya

Name: Robert Baldwin
Address: 1149 N. 92 SCTS
Signature: Robert Baldwin

Name: Kevin Conquest
Address: 3506 E. Camelback Avenue
Signature: Kevin Conquest

Name: Gary Gorkell
Address: 8203 E. Cypress St
Signature: Gary Gorkell

Name: LEON H. P. + L
Address: 2011 N. 83rd PL
Signature: LEON H. P. + L

Name: GREG ANASZUK
Address: 2318 N. GRAFT RD
Signature: GREG ANASZUK

Name: W. VanDusen
Address: 1321 N. 87th PL
Signature: W. VanDusen

Name: HAVIN SKAGGS
Address: 8421 E. ORANGE BLOSSOM
Signature: HAVIN SKAGGS

Name: MARTHA MULLIGAN
Address: 7806 E. MARIPOSA
Signature: M. Mulligan 85251

Name: Michael Harold
Address: 8456 E. ROOSEVELT ST
Signature: Michael Harold

Name: CHRIS S
Address: _____
Signature: Chris S

Name: HOMER VANELO
Address: 2072 W. 87TH TOWN
Signature: Homer Vanelo

Name: ROBERT DANILLO
Address: 8413 E. VIRGINIA
Signature: Robert Danilo

Name: Shyllis Antone
Address: 1442 N. DUBUQUE
Signature: Shyllis Antone

Name: HOMERSONI MCHEN
Address: 6350 E. MAC DOWELL
Signature: Scottsdale AZ 85233

Name: R. LOUGHLIN
Address: 2630 N. GRIFFIN RD
Signature: R. Loughlin

Name: KARIN KUMAR
Address: 10173 E. HIGHLAND AVE
Signature: Karin Kumar

Name: RALPH GALLAGHER
Address: 8521 E. McDOWELL RD.
Signature: Ralph Gallagher

Name: CRUZ MEDINA
Address: 1832 N. DAKOTA CHANICER
Signature: Crux Medina

Name: Daniel Lee
Address: Box 21 Green Valley
Signature: Daniel Lee

Name: Donald D Reed
Address: 8328 E. PALM LANE
Signature: Donald Ray Reed

Name: Norothy Beckhisinger
Address: 65 Middle Valley Rd.
Signature: Long Valley, N.J. 07833

Name: Yash Mishra
Address: 6350 E. Macdowell
Signature: Yash H. Mishra

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

Name: _____
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Name: _____
Address: _____
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Name: _____
Address: _____
Signature: _____

7-11 store

Name: _____
Address: _____
Signature: _____

Name: Tom Leven
Address: 8619 E. Winder, Suite 111, 81253
Signature: Tom Leven

Name: Tyson Smith
Address: 1355 East John Ave
Signature: Tyson Smith

Name: PRISCILLA BERTLING
Address: 7734 E. VERNON AVE
Signature: Priscilla Bertling

Name: M. MONTAIN
Address: 8413 E. HUNT
Signature: M. MONTAIN

Name: Norman Doren
Address: 2124 N. 1st St
Signature: Norman Doren

Name: Alex Larriera
Address: 4686 W. Lincoln
Signature: Alex Larriera

Name: Justin Rabin
Address: 1115 E. Lockrabbit Rd
Signature: Justin Rabin

Name: Remen Mendez
Address: 845 E. CAMDEN AVE
Signature: Remen Mendez

Name: Yvonne Eagan
Address: 8625 S. Bellevue, Pl
Signature: Teresa Esquivel

Name: OSCAR ALFONSO R.
Address: 1637 N. 51 ST.
Signature: Oscar

Name: _____
Address: _____
Signature: _____

Name: Shannon Kolysko
Address: 8521 E. Virginia
Signature: Shannon Kolysko

Name: John Edgum
Address: 935 W. Granite Reef Rd
Signature: John Edgum

Name: Mary Jensen
Address: 1320 N. 25th Pl
Signature: Mary Jensen

Name: _____
Address: _____
Signature: _____

Name: Antonio Briones
Address: 4712 N. Country Club Dr.
Signature: Antonio Briones

Name: CHRIS ROMAN
Address: 8831 E. GARFIELD ST
Signature: Chris Roman

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

Name: Vincent Outback
Address: 11729 N 93rd Pl
Signature: Vincent Outback

Name: Shannon Osburn
Address: 7525 S. Palm Ln
Signature: Shannon Osburn

Name: Omar Gome
Address: 8755 S E McDowell
Signature: Omar Gome

Name: Rachael Mads
Address: 1475 N 92nd St
Signature: Rachael Mads

Name: Saul Vesely
Address: 233 East Southern Ave
Signature: Saul Vesely

Name: Jared Kozel
Address: 8882 E Cortez St
Signature: Jared Kozel

Name: Robert Arundel
Address: 901 East Monte Vista
Signature: Robert Arundel

Name: Barbara Tracy
Address: 2737 E. Rose Ln. 85250
Signature: Barbara Tracy

Name: Sharon R. Speltz
Address: 1149 N. 92nd St
Signature: Sharon R. Speltz

Name: Nette Jackson
Address: 1630 S. Howard St. 809 mesa, az
Signature: Nette Jackson

Name: JAMIE ESTILL
Address: 5110 N 83rd St Scottsdale AZ
Signature: Jamie Estill

Name: FRANK SCOT
Address: 7545 E TIMBERLINE CT
Signature: Frank Scott

Name: Alan Gre
Address: 2005 W 38 38th
Signature: Alan Gre

Name: MATT RICKARD (WITNESS)
Address: 8220 W. GREER AVE
Signature: Matt Rickard

Name: Brenna Lott
Address: 7545 E. Timberline
Signature: Brenna Lott

Name: Keith Freeman
Address: 7617 E. McDowell Rd.
Signature: Keith Freeman

Name: Don Green
Address: 8419 E. Diana Dr.
Signature: Don Green

Name: Daniel Baker
Address: 250 S Elizabethway 2085
Signature: Chandler A2 85225

Name: David Molina Hdez
Address: 8755 S McDowell
Signature: David Molina Hdez

Name: Sharon R. Speltz
Address: 1149 N. 92nd St.
Signature: Sharon R. Speltz

Name: Sel of
Address: 8407 E AUGUS
Signature: Sel of

Name: DAN SMITH
Address:
Signature: Dan Smith

Name: Pam Pitts
Address: 2321 N. GRANITE PEEF RD. 85257
Signature: Pamela Pitts

Name: Brian Pitts
Address: 8546 E Oak St 85257
Signature: Brian Pitts

Name: Alexander D. Dugic
Address: 8546 E Oak St 85257
Signature: Alexander Dugic

Name: Marlene Smith
Address: 1019 E Manhattan Dr. 85282
Signature: Marlene Smith

Name: Arthur Andrews
Address: 920 W. 82nd Scottsdale 85257
Signature: Arthur Andrews

Name: Jancy Fencil 85251
Address: 46029 E Heatherbrae
Signature: Jancy Fencil

Name: Peggy Kanan
Address: 8155 E Koenig Rd 85251
Signature: Peggy Kanan

Name: Jason Roy Hox
Address:
Signature: Jason Roy Hox

Name: James Loy
Address: East McDowell
Signature: James Loy

Name: Kelly DelMedico
Address: East McDowell
Signature: Kelly DelMedico

Name: Mike Fencil
Address: 8609 E Koenig Rd, Scottsdale 85251
Signature: Mike Fencil

Name: VERLAND L. LUNDY
Address: 602 N. Hayden Rd #149
Signature: Verland L. Lundy

Name: Aldon Brant
Address: 1262 N. 78th St 85257
Signature: Aldon Brant

Name: Douglas E. Lampkin
Address: 1075 N. Millar Rd #129
Signature: Douglas E. Lampkin

Name: RICHARD MARTIN
Address: 1174 N 87th St 85257
Signature: Richard Martin

Name: David Pearson
Address: 885 N. Granite Reef Rd Scottsdale
Signature: David Pearson

Name: VIRGINIA MARSH
Address: 14700 N FFW Blvd 157-42
Signature: Virginia Marsh

Name: Jim HAMMONDS
Address: 2526 N. 69th Place Scottsdale
Signature: Jim Hammonds

Name: Kelli Cole
Address: 7725 E. Cochran St Scottsdale
Signature: Kelli Cole

Name: Michael Schneider
Address: 4111 N Drinkwater #B309
Signature: Michael Schneider

Name: Elsa Guzman
Address: 7791 E Osborn Rd
Signature: Elsa Guzman

Name: Lawrence Agnew
Address: 7791 E Osborn Rd
Signature: Lawrence Agnew

Name: Janet Koonnamaker
Address: P.O. Box 452 Markon Rd. #2 8579
Signature: Janet Koonnamaker

Name: _____
Address: _____
Signature: _____

Name: Benita Martinez
Address: 1406 N. 85th Pl #206
Signature: Benita Martinez

Name: _____
Address: _____
Signature: _____

Name: Willie Valencia
Address: 770 E. Roosevelt St
Signature: Willie Valencia

Name: _____
Address: _____
Signature: _____

Name: Michael Havel
Address: 8456 E Roosevelt St
Signature: Michael Havel

Name: _____
Address: _____
Signature: _____

Name: Marco Gonzales
Address: 7705 E. Kinsey Ln
Signature: Marco Gonzales

Name: _____
Address: _____
Signature: _____

Name: Terry Taylor
Address: 8518 E. Kinsey
Signature: Terry Taylor

Name: _____
Address: _____
Signature: _____

Name: Chris Romero
Address: _____
Signature: Chris Romero

Name: _____
Address: _____
Signature: _____

Name: Brittany Cook
Address: 8337 E. Kinsey St
Signature: Brittany Cook

Name: _____
Address: _____
Signature: _____

Name: Ron M. Gopfert
Address: 7911 S. Maryland St
Signature: Ron M. Gopfert

Name: _____
Address: _____
Signature: _____

Name: Elizabeth Galindo
Address: 8518 E. Kinsey Ln
Signature: Elizabeth Galindo

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

Name: LYLE DAVIS
Address: PO BOX 60063 PHX 85042
Signature: Lyle Davis

Name: Monica
Address: 5702 E BRYANS
Signature: Monica

Name: Maurice Holroyd
Address: England
Signature: as above

Name: William K. Hazlett
Address: 8632 Sang Argo
Signature: William K. Hazlett

Name: Dush & Sons
Address: 94 2c Street
Signature: Sandra H2

Name: Dush Son
Address: STARON CAY
Signature: 16454 E ASHBROOK DR F.H. A2 85268

Name: Shirley
Address: Maura D. Dutre
Signature: 5507 W. Linda Vista Maura Dutre

Name: Richard J. Small
Address: 7706 E MEDDIE DR
Signature: Richard Small

Name: Gracie Ferguson
Address: 5877 N Granite Key
Signature: Gracie Ferguson

Name: Marlyn Buehler
Address: 8430 E. ROOSEVELT ST
Signature: Marlyn Buehler

Name: Gloria Espinoza
Address: 2048 A 82 Pl. Scottsdale AZ
Signature: Gloria Espinoza

Name: Thurman Johnson
Address: 703 E BUCKER HILL DR
Signature: Thurman Johnson

Name: Callie
Address: PO BOX 18031 PH 85269
Signature: DAVE HOWARD

Name: Dennis Smith
Address: 26681 Scottsdale Ave 85257
Signature: Dennis Smith

Name: Julian Ortiz
Address: 17 CR E Pacific Blvd
Signature: Julian Ortiz

Name: Samantha Jasper
Address: 850 N Gentry St. Mesa AZ
Signature: Samantha Jasper

Name: Romaldo Cuatrecasas
Address: 8571 L McDowell RD
Signature: Romaldo Cuatrecasas

Name: IGNACIO MIEGUE JR
Address: 4119 S W. FAHLE DR
Signature: Ignacio Miegue Jr

Name: Carroll Valdez
Address: 8540 E Camelback SCOTTSDALE
Signature: Carroll Valdez

Name: Antonie Roman
Address: 1819 E 2nd St Scottsdale 85257
Signature: Antonie Roman

Name: Rita Casanova
Address: 7740 E. GREENWAY AVE #125 Scottsdale AZ
Signature: Rita Casanova

Name: Marta Alvarado
Address: 8780 E. McDowell RD
Signature: Marta Alvarado

Name: Wanda Bell
Address: 1414 S. Yuma
Signature: [Signature]

Name: Jesse Merspo
Address: 8227 E. McDowell Rd
Signature: Jesse Merspo

Name: Juan Najar
Address: 2045 N. 81st PL
Signature: [Signature]

Name: Quinten Chee
Address: 2215 E. McClintock Dr
Signature: Quinten Chee

Name: Melissa Ellis
Address: 8550 E. McDowell Rd.
Signature: [Signature]

Name: Karl Skougard
Address: 8111 E. Coronado
Signature: Karl Skougard

Name: Michael Stephens
Address: 7202 E. Continental Dr
Signature: [Signature]

Name: Roderick Howard
Address: 10240 E. THOMAS RD Scott
Signature: Roderick Howard

Name: CRUZ MEDINA
Address: 1832 N. DAKOTA CHANDLER
Signature: [Signature]

Name: Rubén R. Bree
Address: 8340 E. Holly
Signature: Rubén R. Bree

Name: EPRI CRINE
Address: 344 E. HAWTHORND
Signature: [Signature]

Name: JAIME LOBATO
Address: 16929 E. COLONY DR.
Signature: [Signature]

Name: Marv Munson
Address: 8521 E. McDowell Rd. #101
Signature: Marv Munson

Name: Pat Barry
Address: 8648 San Bruno
Signature: [Signature]

Name: Julio Villar Boes
Address: 2022 N. PIMA RD.
Signature: [Signature]

Name: [Signature]
Address: 1039 E.
Signature: [Signature]

Name: Judy King
Address: 11047 E. Osborn Scottsdale AZ
Signature: Judy King

Name: Dan Olinski
Address: PO Box 10633
Signature: Scottsdale AZ 85271

Name: Loluan Ruth Ford
Address: 8550 E. McDowell Rd Scottsdale AZ
Signature: [Signature]

Name: Ralph Brown
Address: 7840 E. Highland
Signature: Ralph J. Brown

Name: Ray Darter
Address: 5436 E. Indio
Signature: [Signature]

Name: RANDY JAMES
Address: 2234 W. KENY DR PHX
Signature: [Signature]

Name: HARBOR VARELA
Address: 2022 N. PINE
Signature: [Signature]

Name: LANE WEST
Address: 1149 N 92 ST Scottsdale
Signature: [Signature]

Name: ARTURO MORENO
Address: 4933 N 46TH ST SCOTTDALE
Signature: [Signature]

Name: Brandy Beltz
Address: 7231 E Latham
Signature: [Signature]

Name: Jill Hurd
Address: 18509 Circle
Signature: [Signature]

Name: Courtney Rich
Address: 1318 N 89th Pl
Signature: [Signature]

Name: Molly Valdez
Address: 1201 N. 84th Pl
Signature: [Signature]

Name: Russ Sabone
Address: ~~1623 N. Granite Reef~~ 1623 N. Granite Reef
Signature: [Signature]

Name: Abel Sabone
Address: 1623 N. Granite Reef
Signature: [Signature]

Name: Alamy Perkins
Address: 1234 N 80th Pl
Signature: [Signature]

Name: Mark Hansen
Address: 1885 Roosevelt
Signature: [Signature]

Name: SALVADOR M. MAGANA
Address: 926 N. HADDEN RD - SETS - A2
Signature: [Signature]

Name: Melissa Green
Address: 6111 Coronado
Signature: [Signature]

Name: Jerry Hoke
Address: 1418 N. 82nd ST SCOTTSDALE RD #241
Signature: [Signature]

Name: TIM O'Malley
Address: 8731 E Hubbell St.
Signature: [Signature]

Name: Fernando A Cuevas
Address: [Blank]
Signature: [Signature]

Name: Purina Alvar
Address: [Blank]
Signature: [Blank]

Name: Kevin Zapp
Address: 1801 N 10th Pl
Signature: [Signature]

Name: Leslyne Williams
Address: 2501 N. 13rd St
Signature: [Signature]

Name: Ron Cornish
Address: 7353 Cypress
Signature: [Signature]

Name: Bethany Johnson
Address: 8408 E Palisade Ln
Signature: [Signature]

Name: John R Cuy
Address: [Blank]
Signature: [Blank]

Name: Ralph Nunkena
Address: P.O. Box 336, Mesa AZ 85201
Signature: Ralph Nunkena

Name: Angel Psidwika
Address: 4648 S Emory Mesa AZ 85212
Signature: Angel Psidwika

Name: Carolina Fernandez
Address: _____
Signature: Carolina Fernandez

Name: Leonard Rivera
Address: 1914 W. Main Dr
Signature: Leonard Rivera

Name: Bruce Adam
Address: 1149 N. 92nd St 540
Signature: Bruce Adams

Name: Cham Baldenegro
Address: 8720 E Arlington
Signature: Cham Baldenegro

Name: Kyle A. C.
Address: 7576 E. Embury
Signature: Kyle A. C.

Name: Margaret A. Schneecan
Address: 17449 E. Caliente Dr F.H.
Signature: Margaret A. Schneecan

Name: Angela SilverSmith
Address: 3789 N. 92nd St Scottsdale
Signature: Angela SilverSmith

Name: Heather Green
Address: 2110 Broadway
Signature: Heather Green

Name: Christopher Gray
Address: 8855 N. GRANT REEF
Signature: Christopher Gray

Name: Tony L. Srago
Address: 8760 E. McDowell Rd
Signature: Tony L. Srago

Name: Tammie Harmer
Address: 8550 E. McDowell
Signature: Tammie Harmer

Name: Ellen Jimbra (Ellen Imbra)
Address: 8327 SHERIDAN
Signature: Ellen Jimbra

Name: Don Thompson
Address: 1119 N 27th Pl
Signature: Don Thompson

Name: Nina Cross
Address: 1823 NW 80th Pl. Scottsdale
Signature: Nina Cross

Name: Shirley KRSKA
Address: 5950 N. 78th St
Signature: Scottsdale AZ 85252

Name: Jessie Medina
Address: 1513 S. 81st
Signature: Phoenix AZ 85043

Name: Carlos Johnson
Address: 7902 W Indian Sch. Rd
Signature: Carlos Johnson

Name: Bob Byron
Address: 8635 E. CAROLINA
Signature: Bob Byron

Name: Ricardo Ornela
Address: _____
Signature: _____

Name: Michael James
Address: 8750 E. McDowell 121
Signature: Scottsdale AZ 85257

Name: Curtis Kim
Address: 845 E. Pinchot Ave
Signature: Curtis Kim

Name: Connie Long
Address: 9521 E McDowell Rd #138
Signature: Connie Long

Name: DAVID DIAZ
Address: 9643 E THOMAS RD SCOTT AZ
Signature: David Diaz

Name: John Jahangiri
Address:
Signature: John Jahangiri

Name: ARNANDO PATIÑO
Address: 5007 N 83RD ST
Signature: Arnando Patiño

Name: BARBARA WIFLER
Address: 8690 E Diamond St
Signature: Barbara Wifler

Name: Justin Mast
Address: 1837 N 50TH AVE
Signature: Justin Mast

Name: Chris Burnett
Address: 8550 McDowell
Signature: Chris Burnett

Name: Lucy Romanelli
Address: 1727 N 87th St
Signature: Lucy Romanelli

Name: Jane A. Moore
Address: 1314 N 66th St
Signature: Jane A. Moore

Name: Claudine Brackenbury
Address: 3871 N Extension
Signature: Claudine Brackenbury

Name: Barbara Wellington Sr
Address: 2410 N. ALMA SCHOOL RD
Signature: Barbara Wellington Sr

Name: Leonard John
Address: P.O. Box 541 Pinon AZ 8631
Signature: Leonard John

Name: Phil Gibson
Address: 2839 W 11th Way
Signature: Phil Gibson

Name: Larry Morrison
Address: 8516 E Coronado
Signature: Larry Morrison

Name: Travis Verdick
Address: 7402 E Oak St
Signature: Travis Verdick

Name: Jacqueline Ledesma
Address: 930 N 86 Way
Signature: Jacqueline Ledesma

Name: Jen Labit
Address: 1121 N 44th St #1088
Signature: Jen Labit

Name: Maria Rabellor
Address: 8625 E Coronado Rd
Signature: Maria Rabellor

Name: William Man
Address: 835 E. Ventur
Signature: William Man

Name: Mario Coronado
Address: 8125 E Coronado
Signature: Mario Coronado

Name: Nick Bolton
Address: 10313 S KILGON 85255
Signature: Nick Bolton

Name: June Garsc
Address: 1125 N. 71st St, Scottsdale
Signature: June 871, Yanner 85257

Name: Melvin Almon
Address: 8236 E. Cim Dr
Signature: Melvin Almon

Name: Lillian Gail
Address: 8617 E. Coronado
Signature: Lillian Gail

Name: JAMES BAYNE
Address: 10815 GARDENFIELD DR
Signature: James Bayne

Name: JAMES CHAMBERS
Address: 8756 E MCDOWELL #58
Signature: James Chambers

Name: ROBERT LAMICO
Address: 8413 E VIRGINIA
Signature: Robert Lamico

Name: Jim Zim
Address: 8344 E. Gemini Rd
Signature: Jim Zim

Name: Robert 3rd
Address: 6801 E Vassar
Signature: Robert 3rd

Name: Stephen Eric
Address: 1939 E. Golf Ac
Signature: Stephen Eric

Name: NORMAN FRANKS
Address: 1015 N. 84th
Signature: Scottsdale, AZ

Name: Jim Hays
Address: 5851 N. Granite Reef
Signature: Scottsdale, AZ 85450

Name: Mark Stojor
Address: 2502 S 86th St
Signature: MARK Stojor

Name: Dan Fegarty
Address: 9605 N 96th
Signature: Dan Fegarty

Name: Jason Wyatt
Address: 8514 E Sheridan St
Signature: Jason Wyatt

Name: Shirley Kodwayer
Address: 1493 E Chestnut
Signature: Shirley Kodwayer

Name: Roxann Enos
Address: 11647 E. Thornwood Dr
Signature: Roxann Enos

Name: MART ANDERS
Address: 8537 E PORTLAND
Signature: MART ANDERS

Name: Eric R
Address: 1909 S 85th Ln
Signature: Eric R

Name: LAURIE ROBINSON
Address: 937 N 85th Pl, Scottsdale
Signature: LAURIE ROBINSON

Name: Paul Kelly
Address: 8379 VIA DE LOS LIBROS
Signature: SCOTTSDALE, AZ

Name: Herman Mehter
Address: 8350, E McDowell 852
Signature: Herman Mehter

Name: Mark A Jones
Address: 4456 E Pima Tr
Signature: Mark A Jones

7-11 store

Name: _____
Address: _____
Signature: _____

Name: LEONAR BROWN
Address: 1221 N 85th #208
Signature: [Signature]

Name: Chris Johnson
Address: _____
Signature: [Signature]

Name: James McSpadden
Address: _____
Signature: [Signature]

Name: [Signature]
Address: _____
Signature: [Signature]

Name: [Signature]
Address: _____
Signature: [Signature]

Name: Thammas Hyden
Address: _____
Signature: [Signature]

Name: [Signature]
Address: _____
Signature: _____

Name: Larry L. BETHIE
Address: 8777 E. Hill St
Signature: [Signature]

Name: JENNIFER AVALINE
Address: _____
Signature: _____

Name: [Signature]
Address: _____
Signature: _____

Name: _____
Address: _____
Signature: _____

Name: Big Mose
Address: _____
Signature: _____

Name: [Signature]
Address: _____
Signature: _____

Name: Alik Saphuk
Address: _____
Signature: _____

Name: [Signature]
Address: _____
Signature: _____

Name: Chelsea Thak
Address: Chelsea Thak
Signature: Chelsea Thak

Name: Chris Engelhardt
Address: _____
Signature: [Signature]

Name: Austin Murray
Address: _____
Signature: _____

Name: LARRY NOTCH
Address: _____
Signature: _____

Name: Angela Ellis
Address: _____
Signature: [Signature]

Name: _____
Address: _____
Signature: _____

Name: Donna Bright
Address: 1147E Temple Ct, Gilbert, AZ
Signature: Donna Bright

Name: Joseph Glover
Address: 8356 Pinchot Ave. 85251
Signature: Joseph Glover

Name: Katie Sward
Address: 1728 N 8th St
Signature: Katie Sward

Name: SUPATRA RUMMEL
Address: 8073 E. VIA Ventura R135
Signature: Supatra Rummel

Name: ERNEST MCGILLICUDD
Address: 900 GRANT RIFER
Signature: Ernest McGillicudd

Name: James Chambers
Address: 1310 S. Pima, NUSA 85310
Signature: James Chambers

Name: Jessica Lopez
Address: 100 E. Weyer Dr #32
Signature: Jessica Lopez

Name: Anthony T. Mitchell
Address: 8313 E. Plaza
Signature: Anthony T. Mitchell

Name: Nakia Stewart
Address: 9341 E. 8th St
Signature: Nakia Stewart

Name: Nore Cannon
Address: 8506 Holly St
Signature: Nore Cannon

Name: Sue Rutherford
Address: 8632 E. Coronado #1
Signature: Sue Rutherford

Name: Tim Bayless
Address: 426 N Hampton Rd #4
Signature: Tim Bayless

Name: Sold AZ 85852
Address:
Signature:

Name: Narcissa L. Larios
Address: 8501 E. McDowell
Signature: Narcissa L. Larios

Name: DESSAENE J. RUFUS
Address: 33210 N. Kari Rd
Signature: DESSAENE J. RUFUS

Name: James S. Sauer
Address: 7243 E. Diamond St
Signature: James S. Sauer

Name: Shelli Fout
Address: 8711 E. 8th St
Signature: Shelli Fout

Name: Steve Picard
Address: 112 Thomas
Signature: Steve Picard

Name: Armen J. Jones
Address: 18359 E. Hillside
Signature: Armen J. Jones

Name: Golda King
Address: 8750 E. McKellips
Signature: Golda King

Name: Nellie Reina
Address: 2914 N Harris Mesa 85203
Signature: Nellie Reina

Name: James Butler
Address: 9404 E. Camelback Rd.
Signature: James Butler

Name: Sarah Viges
Address: 2540 cracked Creek Dr.
Signature: Sarah Viges

Name: Andrew Walz
Address: 104 W. Concord Dr.
Signature: Andrew Walz

Name: Tyson Walz
Address: 8550 E. McDowell Rd.
Signature: Tyson Walz

Name: Pam Rana
Address: 4730 E. Weldon
Signature: Pam Rana

Name: Anthony Hyslop
Address: 2301 N. 81st Hwy
Signature: Anthony Hyslop

Name: Susan P.
Address: 1812 N 87th Hwy
Signature: Susan P.

Name: Dianne
Address: 2701 E. 4th Ave
Signature: Dianne

Name: E. Kombo
Address: 8870 E. 7th
Signature: E. Kombo

Name: Pam Pitts
Address: 2321 N. Granite Reef Rd.
Signature: Pamela Pitts

Name: Terry Clarkson
Address: 12245 Ledford Ln - Ft. Hills
Signature: T. Clarkson

Name: Dennis Gillette
Address: 11211 Yaker Square
Signature: Dennis Gillette

Name: Jim Pauer
Address: 7802 E. Monte Vista
Signature: Jim Pauer

Name: Scott Ceece
Address: 8822 E. 4th Ave
Signature: Scott Ceece

Name: Glenn Parham
Address: 8704 E. Halbury
Signature: Glenn Parham

Name: M. Lynne Pennington
Address: _____
Signature: M. Lynne Pennington

Name: Teresa Hend
Address: 7814 E. 4th St.
Signature: Teresa Hend

Name: Judith Beratis
Address: _____
Signature: Judith Beratis

Name: Rebecca Dibiase
Address: 5617 E. McKinley St
Signature: Rebecca Dibiase

Name: Lindsay Smith
Address: _____
Signature: Lindsay Smith

Name: Harni Williams
Address: _____
Signature: Harni Williams

Name: Judy Cooper
Address: 1650 N. 87th Terr - Ft. Hills
Signature: Judy Cooper

Name: _____
Address: _____
Signature: _____

Name: Salvador
Address: PO BOX 10001 SCOTTSDALE AZ 85251
Signature: [Signature]

Name: ALEJANDRO GONZALEZ RAMIREZ
Address: 7110 E. CONTINENTAL DR 85057
Signature: Alejandro Gonzalez R.

Name: Julian Cordiz
Address: JORG Robles
Signature: [Signature]

Name: SAL FERRER
Address: 8409 E ALCOS
Signature: Sal Ferrer

Name: Diana R. Guillen
Address: 8356 E. Thomas
Signature: Diana R.

Name: Diana Delbecq
Address: [Signature]
Signature: [Signature]

Name: IRA SHORTER
Address: 605 N 72 PL
Signature: SCOTT ADAMS

Name: L. NICK
Address: PHX AZ
Signature: [Signature]

Name: HERIBERTO VARGAS
Address: 2022 N 83TH AVE
Signature: [Signature]

Name: Unita Hudson-Smith
Address: 8632 E Edgemont Ave
Signature: Unita Hudson Smith

Name: Damon McBride
Address: 7763 E CANTABILL
Signature: [Signature]

Name: Craig McDonald
Address: PO Box 1152 85082
Signature: [Signature]

Name: JOSEPH CASTONGUAY
Address: 8402 E. EDMONT
Signature: Joseph Castonguay

Name: Ruby Brett
Address: 6765 E VERNON
Signature: [Signature]

Name: Antonio Torres
Address: 1113 78 ST
Signature: Antonio Torres

Name: Ignacio Narij
Address: [Signature]
Signature: [Signature]

Name: Ralph M Moore
Address: [Signature]
Signature: [Signature]

Name: Craig McDonald
Address: PO Box 1152 85082
Signature: [Signature]

Name: Robert Jensen
Address: PHX AZ
Signature: [Signature]

Name: Bernie Reed
Address: [Signature]
Signature: [Signature]

Name: Kathleen
Address: [Signature]
Signature: [Signature]

Name: Bernadette Lopez
Address: 1811 N GRANITE REEF RD
Signature: [Signature]

Name: Ugoni Jones
Address: 6749 E MORELAND
Signature: Ugoni Jones

Name: Diggs Atkins
Address: 3102 N. 53rd St
Signature: Diggs Atkins

Name: Erica Spence
Address: 8622 E Granada
Signature: Erica Spence

Name: M. McARDLE
Address: 1149 N 22nd St
Signature: M. McARDLE

Name: M. LARKIN
Address: 8243 E. Monticello
Signature: M. Larkin

Name: ALLON BARKUS
Address: 5702 E BAYLY DR
Signature: ALLON BARKUS

Name: Justin Brown
Address: 3543 E Plaza Ave
Signature: Justin Brown

Name: MATT YORK
Address: _____
Signature: MATT YORK

Name: David Hafford
Address: 8718 E ALBION ST
Signature: David Hafford

Name: MARK CARLSON
Address: 6720 E. Vantage Ave
Signature: Mark Carlson

Name: MARIA Ruiz
Address: 7710 E LODGE CANAL
Signature: MARIA Ruiz

Name: SHIRLEY KRSTA
Address: 5952 NORTH 78th St
Signature: SHIRLEY KRSTA

Name: Tom Confield
Address: 9614 Wenden Ave
Signature: Tom Confield

Name: KEVIN MESSIA
Address: 15601 N 35th
Signature: KEVIN MESSIA

Name: Antonia Almeida
Address: _____
Signature: _____

Name: DJ RUFUS
Address: 33210 Al Kari RD
Signature: DJ RUFUS

Name: Mike B. GUTHRIE
Address: 8001 E. Monticello
Signature: Mike B. GUTHRIE

Name: B.P. Warden
Address: 8413 E. GRADINA
Signature: B.P. Warden

Name: Phil Fox
Address: 913 N 83rd St
Signature: Phil Fox

Name: David
Address: 9113 E McDowell Rd
Signature: David

Name: Linda
Address: 1418 N Scottsdale Rd
Signature: Linda Kussen

Name: _____
Address: _____
Signature: _____

From: Buckentin [jdmbuck@cox.net]
Sent: Wednesday, February 16, 2011 12:59 PM
To: Chafin, Kim
Subject: Quick Trip

To Whom It May Concern:

I recently heard that Quick Trip convenience stores wants to build a store in south Scottsdale on McDowell Rd. I wanted to let you know that I disapprove of this for the following reasons:

- On McDowell Rd. there are already enough convenience stores within the neighborhood
- They could put smaller Scottsdale businesses that have been around for years out of business
- I would not like to see anymore stores that sell alcohol in the neighborhood
- We need new business in Scottsdale, not more convenience stores. Something like a car dealership we lost or restaurants.

- Scottsdale is known as The West's most Western Town, not the city with too many convenience stores.

Respectfully,

Delia Buckentin

From: Hema Mehta [hemamehta58@gmail.com]
Sent: Tuesday, January 04, 2011 2:45 PM
To: Chafin, Kim
Subject: No Quik Trip

Hi Kim,

I am the owner of AM/PM gas station and convenience store at 8350 East McDowell Road, Scottsdale, AZ 85257. I have had this business for the past 3 years and over time my only effort has been to increase my business daily. With the economy being down, currently I am trying my level best to survive in this competitive market.

There is a new business prospect coming up in my area and I assure you that it will be affecting my business. I completely oppose the idea of opening up Quik Trip, a new gas station amongst 6 other gas stations in a radius of 1 mile.

Ever since the economy has been hit, I have seen a downfall in my business and the addition of one more gas station will lead to a big downfall for not only me, but rest of the 6 other gas stations as well.

I strongly believe that this new prospective addition does not fit the chosen area. Instead, the city should plan on a recreation center or a park for the elders living in the city of Scottsdale.

It is a humble request from me and other business holders in the city of Scottsdale that you review my point of view and act against the opening of Quik Trip.

Thank you

Hema Mehta
480-242-4492

From: Yash Mehta [yash2001@gmail.com]
Sent: Tuesday, January 04, 2011 2:07 PM
To: Chafin, Kim
Subject: Re: I do not want Quick Trip on McDowell Road and Pima

Hi Kim,

I am a resident of Scottsdale. I am completely against the new gas station Quick Trip opening at 8798 E. McDowell Road, Scottsdale, AZ. These are my reasonings.

#1- We already have 4 gas stations in less than half a mile, and 2 more gas station in 1 mile (total of 6 gas stations in 1 mile). We do not need another gas station.

#2- Beautification- It is a prime location we do not need alcohol banner/Cigarette banners/Quick Trip banner being seen from the freeway and road. Rather have something more beautiful for Kids or elders like a park or elder home community.

#3- There are too many elderly in this neighborhood like my parents. By adding another gas station it will make the area more commercial and loud. It will no longer be peaceful and quite. I would recommend adding a park, something different like a social/environmental/sustainable project.

#4- Economy is really bad. My local gas station 7/11 is already thinking of shutting down due to bad economy. With Quick Trip coming down 7/11 will truly hurt and might make 7/11 shut down. We need to support already existing businesses in Scottsdale, not add competition when business are already suffering. By adding another gas station it is going to hurt all similar businesses like gas stations, convenience stores, liquor stores.

I really hope we do not open this business. Please contact me if you have any questions.

Thanks,

Yash Mehta
480-628-4700

On Tue, Jan 4, 2011 at 8:38 AM, Chafin, Kim <KChafin@scottsdaleaz.gov> wrote:

Thanks Yash!

It was nice talking with you this morning.

Thanks!

Kim Chafin, AICP, LEED-AP

Senior Planner

City of Scottsdale

Ph: 480-312-7734

Fax: 480-312-7088

email: kchafin@ScottsdaleAZ.gov

From: hiralacious@gmail.com on behalf of Hiral Dekhtawala
[d.hiral25@gmail.com]
Sent: Thursday, February 24, 2011 10:20 AM
To: Chafin, Kim
Subject: Against Quik Trip

Hello,

My name is Hiral Dekhtawala and I am a resident of Scottsdale.

Just noticed the boards for Quik Trip and I would like to take a moment to express my concern regarding opening A Quik Trip in that lot. In this recession, its hard for almost all businesses to survive and to top it all more businesses providing competetion is just not tolerable. There are 3 other gas stations within 1 mile radius. We would definitely appreciate using this empty plot more wisely than putting another gas station out there. A public park or even a library would be much appreciated. Scottsdale has anyways been a busy city and us residents are tired of the loud neighborhood. I have been residing here for years now, and would like to continue to enjoy the neighborhood without any more addition to the traffic and noise.

Please do consider my request and I am sure there are many more residents who would like to oppose but don't have the opportunity. Hence, on behalf of all those residents and myself, I oppose the opening of Quik Trip.

Thanks
Hiral Dekhtawala

From: champ737@cox.net
Sent: Sunday, February 27, 2011 1:23 PM
To: Chafin, Kim

Hello, My name is Mary Robinson I am a steady customer of AMP Gas Station at the corner of McDowell and Granite Reef. The owners asked me to email you regarding their concern of another Gas station per say being constructed on the exit of McDowell and Highway 101. I know that economy is hurting lots of business not just people. If you happen to have any questions for me, please feel free to email me back or give a call at 480-495-1289

Sincerely,

Mary

From: Chafin, Kim
Sent: Thursday, September 15, 2011 8:14 AM
To: 'richard.morford@microtechsouthwest.com'
Cc: 'Mendez, Jarod'; Curtis, Tim; Bloemberg, Greg; Venker, Steve
Subject: RE: Proposed Quik Trip Concerns
Attachments: Proposed Quik Trip Concerns.pdf

Good morning, Mr. Morford,
Thanks for taking the time to contact us and outline your concerns. I will see that the Planning Commission, City Council and Development Review Board members all receive a copy of your letter, and I will also forward it to the Quik Trip representative. City staff has met with Quik Trip representatives several times to encourage them to design the site to address the concerns that have been addressed in the past, and you reiterate many of them in your letter as well. It is our hope that the site can be designed in a manner that is acceptable for the community. If you have any further questions or concerns, please feel free to contact me directly.
Thanks!

Kim Chafin, AICP, LEED-AP
Senior Planner
City of Scottsdale
Ph: 480-312-7734
Fax: 480-312-7088
email: kchafin@ScottsdaleAZ.gov

-----Original Message-----

From: Rich Morford [mailto:richard.morford@microtechsouthwest.com]
Sent: Thursday, September 15, 2011 6:32 AM
To: Chafin, Kim
Subject: Emailing: Proposed Quik Trip Concerns

Hi Kim,
Here is a letter about my concerns for the proposed Quik Trip behind my property could you please review it and if you feel it is appropriate could you either forward it to the proper people or let me know where to send it.
I was not sure if I should address this to you or the Mayor and city council so I just went with the city officials if this needs to be changed please let me know .
Regards,
Richard Morford

P.S. Thank you for your help in this matter.

Your message is ready to be sent with the following file or link attachments:

Proposed Quik Trip Concerns

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

9/15/11

Proposed Quik Trip Concerns at McDowell & Pima

Dear Mayor and City Council

I have many concerns about the proposed Quik Trip (case #50-DR-2011) project and a lot of my concerns are because of Scottsdale's Tale of Two city's approach to development! You have the wealthy in the North and then you have us in the South! Over the years I have had numerous problems with the commercial properties behind my house, Alcoholics from the reservation, noise and trash from the Cage Bar the trash and lighting from the apartment complex and Bill Heard. Bill Heard used to point there security lights from the vacant lot East of my property and point them directly at my house and this happened dozens of times and after numerous calls to the city with zero support I had to take matters into my own hands and meet with Bill Heard's management to get the matter resolved and the same with the apartment complex and now I believe I may be facing the same scenario with the Quik Trip. Here are a few of the concerns I have.

1) They will be open 24 hours what will be the lighting and noise control as that will have a huge impact on my property and our neighborhood.

2) Who will control the traffic in the alleys? As I am sure this will bring more people to use the alleys for drinking and other purposes.

3) Trash, Who will keep the property behind the proposed site clean along with the alleys as I am sure there will be a lot of people dumping there empty beers, food wrappers etc.?

4) What will be built on the remaining property as they are not going to develop it and only have said what they would like someone else to build? I believe Scottsdale needs to either have them commit to developing the remaining property or the city takes it over.

5) This business will not bring extra revenue from what I see it will only take money from the 4 other gas stations from Pima to Hayden and will probably run Sam's Liquor and the Milk Depot out of business and unfortunately in this world of corporate greed the small business owners do not have much of a chance!

6) What will there design be? A cookie cutter approach to save money or develop it as they might for North Scottsdale?

These are some of my main concerns as I am directly behind this vacant property I still have a huge fear of a fast food restaurant belching out the smell of their product thru our neighborhood or maybe something worse! I understand this is a C4 zoned property but I hope Scottsdale looks for good development of this property instead of putting in anything that is proposed just to fill it up!

Please think of South Scottsdale with the same respect you would give North Scottsdale as not all of us can be doctors, lawyers etc. We may be the middle class but your development considerations should still be the same as in the wealthier parts of town.

Thank You for your time.

Richard Morford

P.S. Please feel free to contact me any time.

8761 E. Coronado Rd. 85257

H .480 941-0076

Temptations Cafe
8322 E. McDowell Rd.
Scottsdale, 85257

Dear Kim,

FEB 07 2012

We are hopeful that the plan for development & Re-Vitalization of McDowell Rd would not include an over saturation of gas stations, Station & food providers that have survived the ravages of McDowell Rd can ill afford yet another stumbling block. This type of new business can & will cost many businesses hardship & possible closure leaving McDowell worse off then it currently is with many vacant buildings. My business has struggled for 5 years along

this corridor. Having bought into
the whole Re-Vitalization
Plan, we would object strongly
to another business that would
take from all of us & bring
nothing to the area. Please
feel free to call me with
any additional information
needed. Please help.

Nancy Fennel
Temptations Cafe
480-415-8813

this corridor. Having bought into
the whole Re-Vitalization
Plan, we would object strongly
to another business that would
take from all of us & bring
nothing to the area. Please
feel free to call me with
any additional information
needed. Please help.

Nancy Fanel
Temptations Cafe
480-415-8813

From: dianakaminski@cox.net
Sent: Wednesday, January 19, 2011 8:41 PM
To: Chafin, Kim
Subject: Quick Trip

City of Scottsdale Email

I am in full support of this project. This is a very welcome addition to the neighborhood. Quick Trips are clean, safe, efficient and competitively priced. I suspect this will impact the drive in liquor store, 7-11 and Am/Pm, these may go out of business and become vacant storefronts that further attract transients and taggers to the area. I wish there were redevelopment plans for these sites! My only three concerns are: Safe ingress/egress to/from McDowell Not overlighting the property with light pollution Providing shade trees close enough to the sidewalk, or even to the south side of the sidewalk, to allow shade on the pedestrian path. There may not be a lot of pedestrian traffic now, but there may be in the future, and it would be good to get some shade trees growing along the street front, not set back as shown on the drawings. Thank you, Diana Kaminski



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From: dianakaminski@cox.net
Sent: Wednesday, August 31, 2011 8:46 PM
To: Chafin, Kim
Subject: Quick Trip at McDowell

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

City of Scottsdale Email

In reviewing the site plan for Quick Trip at Pima and Mc Dowell, are there any street trees planned for the ROW south of the sidewalk? Looking at their plan, they have only 1 tree per 67 linear feet of street frontage. This does not provide much shade. I would like to see more trees at the street front, preferably on either side of the sidewalk, where the shade would benefit pedestrians and bicyclists. Thank you, Diana



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Chafin, Kim

From: MISTYJO73@HOTMAIL.COM
Sent: Saturday, February 04, 2012 4:29 PM
To: Chafin, Kim
Subject: QT- Pima and McDowell

City of Scottsdale Email

I live in south Scottsdale and would be very pleased to finally have a QuikTrip in the area! That section of town looks really rundown, and I believe that putting a QT store there would be a great start to revitalizing the area.



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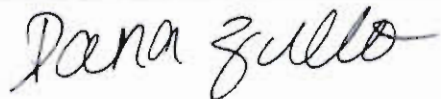
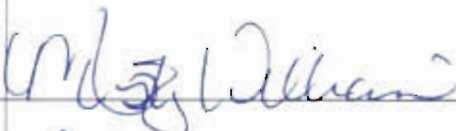




I am in support of QuikTrip's application for a Use Permit for a Convenience/Gasoline store at the NWC of Pima and McDowell.

Date	Name	Address	Phone (Optional)
10/21	<i>Paul M</i>	8761 E Coronado Rd	480-941-0076
10/21	<i>Nancy Benschel</i>	1649 N. 87th Pl.	
10-21	<i>[Signature]</i>	1802 N. 87th Pl	
10/21	<i>[Signature]</i>	1650 N. 87th Pl	
10/21	<i>Margaret L. Bush</i>	8760 E Coronado Rd	480-941-2172 480-941-2172
10/21	<i>Ted D Harris</i>	8750 E. Coronado Road	947-9165
10/22	<i>Be Or</i>	8750 E McDowell Rd	
10/22	<i>Shirley Baerentzen</i>	1650 N. 87th	480.4813556
10/22	<i>Lisa Novack</i>	8755 E. Coronado Rd	480-945-3926
10/22	<i>Margaret Portney</i>	8744 E. Coronado Rd	480 947-0708
10/22	<i>Shawn Porter Jr</i>	8743 E. Coronado Rd.	602-645-6247
10/26	<i>Carol Martin</i>	1821 N. 87 Way	480-994-5449
10/26	<i>Alonzo Castro</i>	1639 N 87th Place	(480) 268 9268
10/26	<i>Scott Rinecker</i>	1809 N 87th Place	
10/26	<i>Troy Hassel</i>	8737 E CORONADO	
10/26	<i>JANE MIHALICK</i>	1650 N. 87th Pl	480-423-9067
10/26	<i>Brian Ort</i>	1656 N. 87 Pl	602-909-6691

I am in support of QuikTrip's application for a Use Permit for a Convenience/Gasoline store at the NWC of Pima and McDowell.

[illegible]

I am in support of QuikTrip's application for a Use Permit and Series 10 Liquor License (Beer and Wine) for a Convenience/Gasoline store at the NWC of Pima and McDowell.

Date	Name (Printed)	Signature	Address
2/16	T.J. Paige		7709 E. HUBBELL ST. SCOTTSDALE 85257
2/16	Dana Zullo		2509 W. 87th way Scottsdale, AZ 85257
2/16	Misty Williams		6707 E Monte Vista Rd Scottsdale, AZ 85257
2/16	Nick Gandrud		8748 E Coronado Rd. Scottsdale AZ 85257
2/16	Leslie Cain		1801 N. 87th Pl. SCOTTSDALE, AZ 85257
2/14	Diane Roberts	DIANE ROBERTS	8754 E. FOREST DR. SCOTTSDALE, AZ. 85257
2/16	Amy Quint		8737 E. FOREST DR. SCOTTSDALE AZ 85257
2/16	Nicholay Zelenski		8744 E Forest Dr. Scottsdale AZ 85257
2/16	Eric Spittler / SP	Eric Spittler	1808 N 87th Pl Scottsdale AZ 85257

Chafin, Kim

From: Nancy Cantor [nancycantor5@gmail.com]
Sent: Wednesday, February 08, 2012 1:52 PM
To: Chafin, Kim
Cc: John Berry
Subject: RE Quik Trip at McDowell and Pima Rds.

Good afternoon Kim.

Just wanted to let you know that I have met with this developer and Mr. Berry to discuss this project. My only concern had to do with security at that site. I asked our PD in Dist. 1 to look over their security policies and equipment.

I think they have done out reach in the area and there is no opposition except from the mini-markets up the road and the liquor store immediately to the west of this site.

There are many amenities Quik Trip is offering that the others don't have and I believe the ones that are located at Granite Reef and McDowell will not be too heavily impacted. They serve the neighborhoods and are located such that they are more convenient to the neighborhoods to the west.

One of the things that I liked about this project is that it is visible and convenient to the freeway and there are very few such gas and food locations in Scottsdale that are visible and easy to get to from the freeway.

Their site plan is more than what I had expected and that pleases me even more.

I also know a bit about how Quik Trip serves the communities they do business in and there are options to help promote the southeastern gateway to Scottsdale and they support programs to assist at risk kids. We talked of partnership in all of this.

I would appreciate it if you would share my remarks with the Planning Commission at the meeting today.

Thanks for your time.

Nancy Cantor

Co-Chair Scottsdale Coalition
Member of the Coalition of Greater Scottsdale
Member of the Neighborhood Advisory Commission (not speaking for the NAC)

--



Lebovitz, Brandon

From: Ruenger, Jeffrey
Sent: Wednesday, February 22, 2012 1:34 PM
To: Chafin, Kim; Lebovitz, Brandon
Subject: FW: 1-UP-2011 (QuikTrip #1418)

-----Original Message-----

From: WebSiteUser@scottsdaleaz.gov [<mailto:WebSiteUser@scottsdaleaz.gov>]
Sent: Wednesday, February 22, 2012 1:09 PM
To: Projectinput
Subject: 1-UP-2011 (QuikTrip #1418)

Do not reply to this message via email.
The Internet user did not provide a return email address:

As a Scottsdale resident I am in support of the QuikTrip. QT is a great store. Very clean which is important to me as a woman. QT would be a great addition to our city and would provide the good competition to help lower gas prices in Scottsdale. My address is 28118 N. 112th Pl.

Angela Robinson

This message was feedback from the following web page:

2/22/2012 1:09:28 PM

63.96.5.211 Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; .NET CLR 1.1.4322; .NET CLR 2.0.50727; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729; InfoPath.2; .NET4.0E; .NET4.0C)
sessionID: 0

Lebovitz, Brandon

From: Ruenger, Jeffrey
Sent: Wednesday, February 22, 2012 1:29 PM
To: Chafin, Kim; Lebovitz, Brandon
Subject: FW: 1-UP-2011 (QUIKTRIP #1418)

-----Original Message-----

From: LROBI25299@AOL.COM [<mailto:LROBI25299@AOL.COM>]
Sent: Wednesday, February 22, 2012 1:06 PM
To: Projectinput
Subject: 1-UP-2011 (QUIKTRIP #1418)

As a Scottsdale resident I am in support of the QuikTrip. QT would be a great addition to our city and would subsequently provide the necessary competition to get Scottsdale's gas prices more in line with the rest of the Valley.

LARRY ROBINSON JR
480 892 1426
LROBI25299@AOL.COM

This message was feedback from the following web page:

2/22/2012 1:05:52 PM

63.96.5.211 Mozilla/4.0 (compatible; MSIE 7.0; Windows NT 5.1; .NET CLR 1.1.4322; .NET CLR 2.0.50727; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729; InfoPath.2; .NET4.0E; .NET4.0C)
sessionID: 0



REQUEST TO SPEAK

4

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time MAY be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) TANVEER SHAH MEETING DATE 2/22/12

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS _____ ZIP _____

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 1-VP-2011 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

4

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Henna Menta MEETING DATE 2/22/12

NAME OF GROUP/ORGANIZATION (if applicable) A.M.P.M.

ADDRESS 8350, E McDowell ZIP 85251

HOME PHONE 480 699 5020 WORK PHONE 480 910 1766

E-MAIL ADDRESS (optional) Hennammenta58@gmail.com

☐ I WISH TO SPEAK ON AGENDA ITEM # against a trip ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING Opposition of a trip

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



REQUEST TO SPEAK

Request to Speak cards must be submitted to City Staff **BEFORE** public testimony begins.
Public testimony is limited to three (3) minutes per speaker.
Additional time **MAY** be granted to speakers representing two or more persons.
Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Beatriz Cervera MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS _____ ZIP _____

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☐ I WISH TO SPEAK ON AGENDA ITEM # against quiet trip ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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REQUEST TO SPEAK

4

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Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Nancy Cantor MEETING DATE 2-22-2012

NAME OF GROUP/ORGANIZATION (if applicable) Scottsdale Coalition

ADDRESS on record ZIP _____

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS (optional) _____

☒ I WISH TO SPEAK ON AGENDA ITEM # 4 ☐ I WISH TO DONATE MY TIME TO _____

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"* CONCERNING _____

*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board and Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

*This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.*

NAME (print) YASN MEHITA MEETING DATE 2/22/12

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS ~~APT~~ 3350 E MacDowell Road ZIP _____

HOME PHONE 623-752-9274 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 1-UP-2011 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) _____

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Richard Morford MEETING DATE _____

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 8761 E Coronado Rd ZIP 85257

HOME PHONE 480-941-0076 WORK PHONE _____

E-MAIL ADDRESS(optional) RichardFMorford@msn.com

AGENDA ITEM # 1418 ☐ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) garbage location will there
be a well around it? Lights garbage controll off of property?

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) CHRIS Kyrro MEETING DATE 2-22-12

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6707 E Monte Vista Rd ZIP 85257

HOME PHONE 480-247-7738 WORK PHONE 5

E-MAIL ADDRESS(optional) ckyrro@msn.com

AGENDA ITEM # 4 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) I support the building
of this QuikTrip.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) TYLER PAGE MEETING DATE 2/22/12

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7709 E. HUBBLE ZIP 85257

HOME PHONE 520-552-5810 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 4 ☒ SUPPORT ☐ OPPOSE

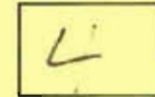
COMMENTS (additional space is provided on the back) _____

I SUPPORT THE QUIKTRIP

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS



This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Dana Zullo MEETING DATE 2-22-12

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 2509 N. 87th Way Scottsdale, AZ ZIP 85257

HOME PHONE 480-546-7989 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 4 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) I support the new building of
Quicktrip.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) IS PAIGE MEETING DATE 2/22/12

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 7709 E HURRELL ST ZIP 85257

HOME PHONE 602-725-7290 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 4 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) I SUPPORT THE QT

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

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Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) LARRY ROBINSON, JR. MEETING DATE 2/22/12

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 28118 N. 112TH PL. ZIP 85262

HOME PHONE 480 892-1426 WORK PHONE 602 363-9187

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 1-UP-2411 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) Q.T. WILL BE GREAT
ABET TO C.O.S. WILL BRING DOWN GAS PRICES

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

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Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Misty Williams MEETING DATE 2-22-12

NAME OF GROUP/ORGANIZATION (if applicable) _____

ADDRESS 6707 E Monte Vista Rd ZIP 85257

HOME PHONE (480) 247-7738 WORK PHONE _____

E-MAIL ADDRESS (optional) mistyjo73@hotmail.com

AGENDA ITEM # 4 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) I support the Quik Trip to be
built on McDowell and Pima.

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) AMAN DEEP CHHUMAN MEETING DATE 02/22/2012

NAME OF GROUP/ORGANIZATION (if applicable) 7-Eleven

ADDRESS 8402 E McDowell Rd ZIP 85252

HOME PHONE 206-915-4422 WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # _____ ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) OPENNING NEW GAS
Business will HAVE BIG IMPACT ON PRESENT
Business. WE ARE ALREADY STRUGGLING

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) AMINDER K KIELA MEETING DATE 02-22-2012

NAME OF GROUP/ORGANIZATION (if applicable) 7-Elm

ADDRESS 2402 E McDowell ZIP 85257

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # _____ ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) PLEASE DO NOT OPEN
MORE GAS / Condo Business because we are
already struggling Customer is All Limited

This card constitutes a public record under Arizona law.



WRITTEN COMMENTS

4

This card is used to submit written comments to the Board or Commission.
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Paul KHELIA MEETING DATE 02/22/2012

NAME OF GROUP/ORGANIZATION (if applicable) 7- ELEVEN

ADDRESS 8402 E McDowell RD ZIP 85257

HOME PHONE _____ WORK PHONE 480-284-8956

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # _____ ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) Two Many Businesses in the
AREA. FOUR GAS STATION'S IN TWO MILE'S.
Limited CUSTOMER'S ARE IN THE AREA. GAS BUSINESSES
ARE ALREADY STRUGGLING. IN THE AREA.

This card constitutes a public record under Arizona law.

Written Comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

OPENING NEW GAS STATION LIKE DT WILL
HAVE BIG IMPACT ON EVERY BUSINESSES.

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.



WRITTEN COMMENTS

4

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Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Hema mehta MEETING DATE 02/22/12

NAME OF GROUP/ORGANIZATION (if applicable) Am P.M.

ADDRESS 8350, E meadowell ZIP 85257

HOME PHONE 480 699 0520 WORK PHONE 480 910 1146

E-MAIL ADDRESS (optional) Hemamehta88@gmail.com

AGENDA ITEM # against azchip ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) 1 no bringing new costumes

2 all other business will die, no body can

3 compete with Big corporation

4 In one mile

5 It's great to we have already 5 gas stations

we do not want more, we need good garden

5 surrounded by old people so we need good

This card constitutes a public record under Arizona law.

entertainment garden

Written Comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

① Think how many business will close down.

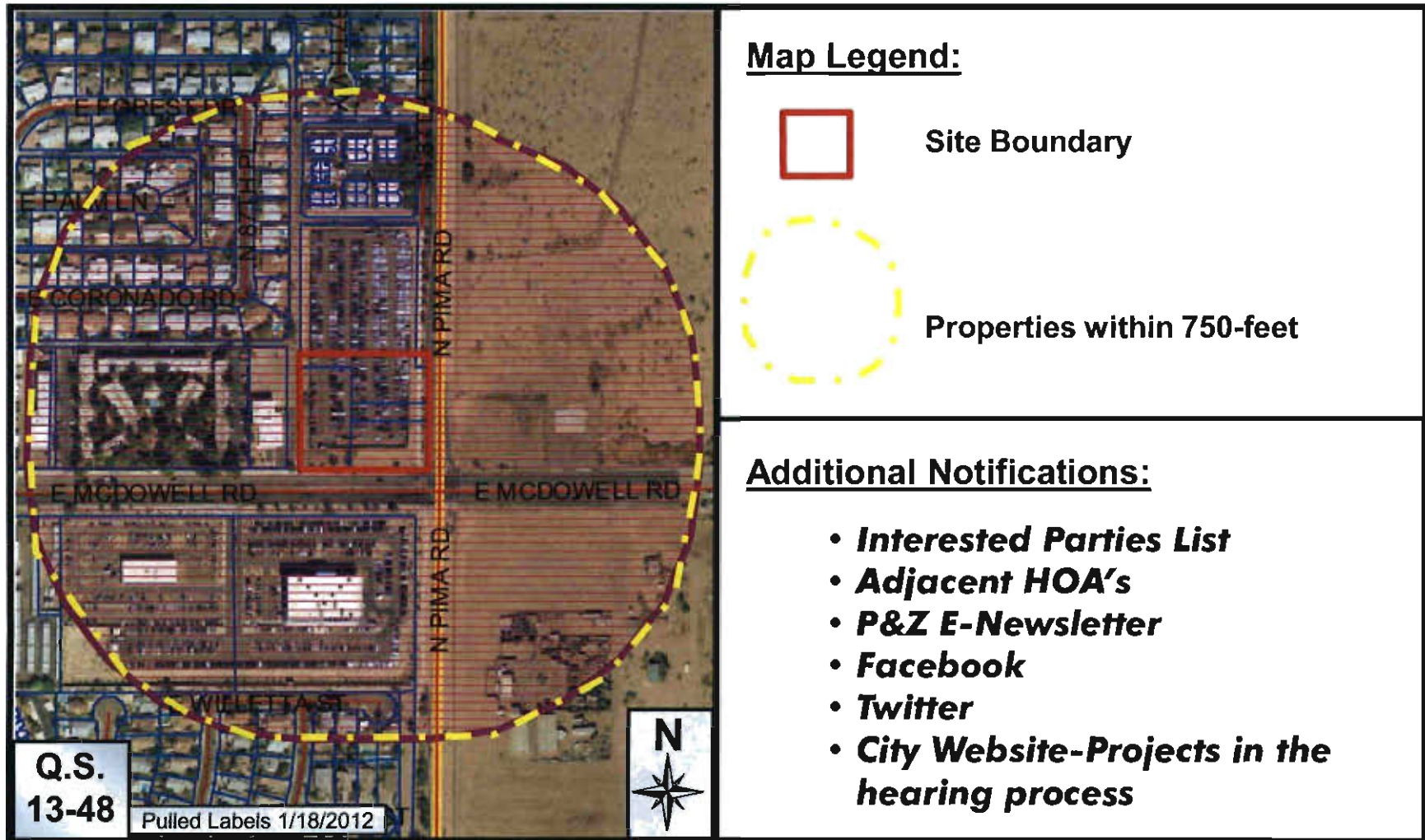
② Economy is very bad hardly we
are surviving

I am strongly request not to have
One more year 'stetion.

~~To~~ You ~~the~~
encourage the
city has to small people like me

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a Request to Speak card from staff located at the Staff table in the Kiva.

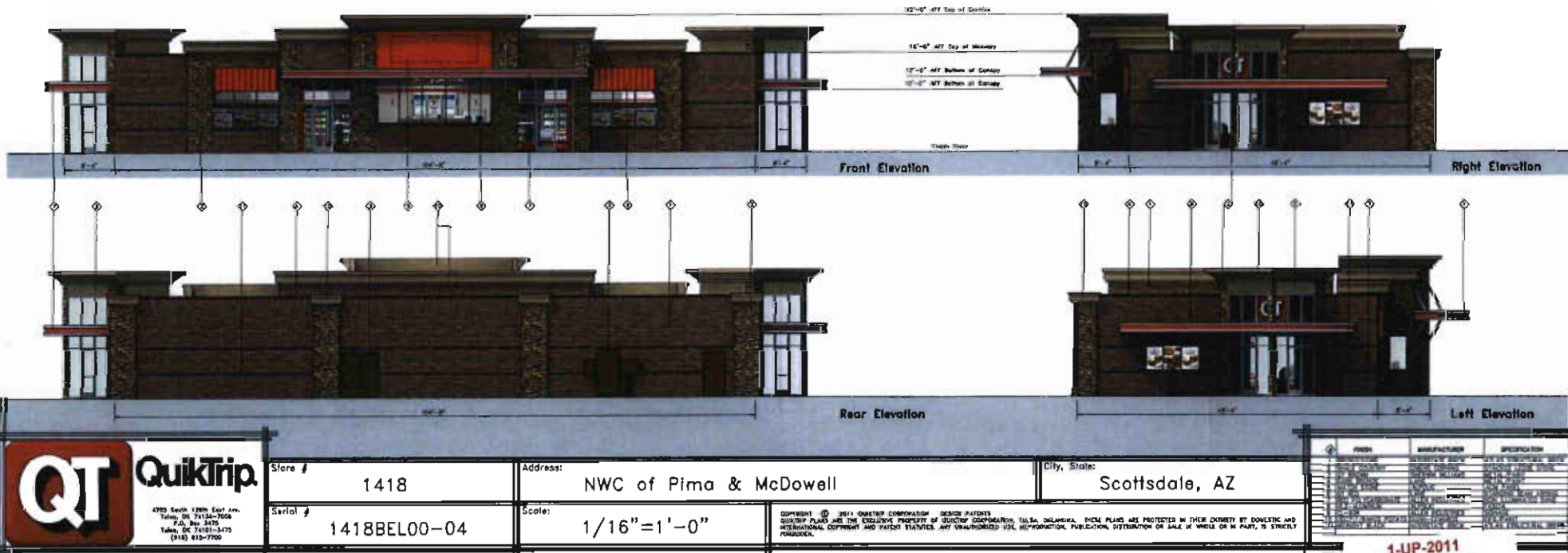
City Notifications – Mailing List Selection Map

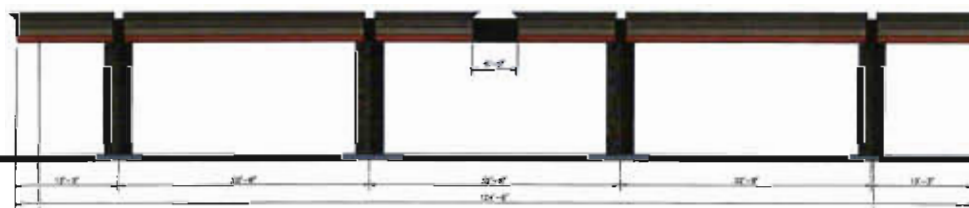


QUICK TRIP #1418

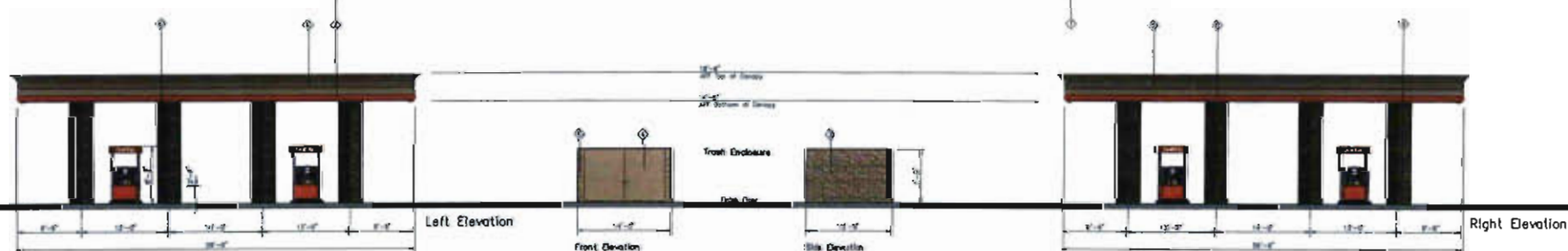
1-UP-2011

ATTACHMENT #9





Front Elevation



Left Elevation

Right Elevation












Store # 1418
 Serial # 1418GEL00-04

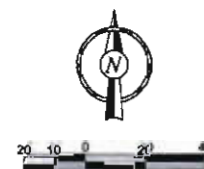
Address: NWC of Pima & McDowell
 Scale: 1/16"=1'-0"

City, State: Scottsdale, AZ

REVISION	MANUFACTURER	SPECIFICATION
1-UP-2011	12/14/2011	



Landscape Concept Plant Materials			
All trees shown to meet or exceed Arizona Nurseryman Association (ANM) Specification 10.1B - Unless otherwise noted			
TREES		Size	Quantity
	BISCUO <i>Dalbergia ecklonii</i>	1" Caliper Std. Trunk	20
	MESQUITE <i>Prosopis juliflora</i>	2" Caliper Std. Trunk	17
	SWEET AGAVE <i>Agave Schottii</i>	1" Caliper Std. Trunk	21
<hr/>			
SHRUBS			
	CHOCOLATEWAX SAGE <i>Leucophaea angustatum</i>	5 Galton	137
	DWARF CLEANDER <i>Marum Cleander "Pezize Pink"</i>	5 Galton	20
	BURN RUBELLIA <i>Roebia peruviana</i>	5 Galton	64
	RED FLOOER <i>Messerschmidia peruviana</i>	5 Galton	43
<hr/>			
GROUNDCOVER			
	DESERT WAXWOLD <i>Bouteloua muriculata</i>	5 Galton	28
	PURPLE TRAILING LANTANA <i>Lantana montevidensis</i>	5 Galton	187
DECOMPOSED GRANITE - "Tons" 3/4" PLUS SCREENED - 2" DEEP			33,140 S.F.



Order No. 10012100



020 7597 6000 | www.paulsgroup.co.uk
 020 7597 6000 | www.paulsgroup.co.uk
 020 7597 6000 | www.paulsgroup.co.uk
 020 7597 6000 | www.paulsgroup.co.uk

QuikTrip No. 1418
 NWC PIMA ROAD & McDOWELL ROAD
 Scottsdale, AZ



PHOTOCOPY F-80 (1/10/77)
 (PRINTED) Access
 VERSION 100
 OFFICIAL BY OC
 (PRINTED) BY SC
 (PRINTED) BY ME

[illegible]

SHEET TITLE

LANDSCAPE PLAN

INDEX NUMBER:-

L100

1-UP-2011
5th: 12/14/2011

EXPEDITED AGENDA

2. Approval of amendments to the Planning Commission by-laws

VICE-CHAIR GRANT MOVED TO APPROVE THE AMENDMENTS TO THE PLANNING COMMISSION BY-LAWS. SECONDED BY COMMISSIONER PETKUNAS, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

3. 42-UP-2011 (Spanish Fly Lounge)

Sam West, Richard Smith, Sang Nam, August Yi, Teresa Parshall, Bryan Chitienden, and Brian J. Ruede provided comments on the proposal.

**CHAIR D'ANDREA MOVED TO THE REGULAR AGENDA.
COMMISSIONER PETKUNAS MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASE 42-UP-2011, PER THE STAFF RECOMMENDED STIPULATIONS, AND WITH THE ADDED STIPULATION THAT THE CONDITIONAL USE PERMIT HAVE A ONE (1) YEAR EXPIRATION, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET. SECONDED BY VICE-CHAIR GRANT, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0); COMMISSIONER PETKUNAS RECUSED.**

REGULAR AGENDA

4. 1-UP-2011 (QuikTrip #1418)

Tanveer Shah, Hema Mehta, Beautriz Levvezu, Nancy Cantor, Yasu Mehta, Richard Morford, Chris Kyro, Tyler Page, Dana Zullo, TJ Paige, Larry Robinson Jr., Misty Williams, Aman Deep Ghuman, Bhupinder K. Khela, and Paul Khela provided comments on the proposal.

COMMISSIONER PETKUNAS MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASE 1-UP-2011, PER THE STAFF RECOMMENDED STIPULATIONS, AND TO DELETE ITEM 1.E OF ADDITIONAL INFORMATION PERTAINING TO PARKING STALL LENGTH, BASED UPON THE FINDING THAT THE CONDITIONAL USE PERMIT CRITERIA HAVE BEEN MET. SECONDED BY COMMISSIONER FILSINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).

5. 9-ZN-2011 (Shea Memory Center)

Allan Reinfeld, Carol Schrear, Victor Mitkal, Christine Kovach, Alex Boemann, Luis Vinuelas, Mike Holzhauer, Anthony Washington, Judith Burns, Gary Pradarelli, Mary E. Pradarelli, John Burns, Andrea Davis, Ravi Panesar, Taun Olson, Brian Sather, Deana Aller, Troy Davila, Davin Kalaj, Michael Feldman, and Jeanette Andrea provided comments on the proposal.

COMMISSIONER CODY MOVED TO MAKE A RECOMMENDATION TO CITY COUNCIL FOR APPROVAL OF CASE 9-ZN-2011, PER THE STAFF RECOMMENDED STIPULATIONS, AFTER DETERMINING THAT THE PROPOSED ZONING MAP AMENDMENT IS CONSISTENT AND CONFORMS WITH THE

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission website at: www.scottsdaleaz.gov/boards/PC.asp